

**WESTERN AVENUE SOUTH TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT**

Notice of Change

NOTICE is hereby given by the City of Chicago (the "City") of changes to the Western Avenue South Tax Increment Financing Eligibility Study, Redevelopment Plan and Project (the "Plan"). The Plan was approved pursuant to an ordinance enacted by the City Council of the City on January 12, 2000, pursuant to Section 5/11-74.4-4 of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS Section 5/11-74.4-1 et seq. (the "Act"). The changes set forth herein relate only to the replacement of the 1997 Equalized Assessed Valuation ("EAV") for property in the Western Avenue South Redevelopment Project Area with the 1998 EAV.

The revised Plan was approved pursuant to an ordinance enacted by the City Council of the City on May 17, 2000, pursuant to Section 5/11-74.4-4 of the Act.

The Plan is hereby changed as follows:

1. At the bottom of the cover page under the date reference of September 1999 (Revised October 29, 1999), the following language is added:

Revised January 7, 2000

2. The third and fourth full paragraphs on page 5 and continued on page 6 under the sub-heading "Required Findings" within the general section heading "Executive Summary" are stricken and replaced with the following:

While some new investment has occurred in the Western Avenue South RPA between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the RPA. Taken as a whole, the RPA has not been subject to growth and development through investment by private enterprise. The Western Avenue South RPA is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the RPA has lagged behind that of the City of Chicago and both Jefferson and Lake View Townships. The compound annual growth rate of EAV for the Western Avenue South RPA was 2.95% between 1994 and 1998. In comparison, the compound annual growth rate of EAV was 3.06% for the City of Chicago, 3.10% for Jefferson Township, and 4.37% for Lake View Township over the same period of time.

3. The following language in the second full paragraph on page 50 (now page 49) under the sub-heading "Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area" within the general section heading "Financial Plan" is changed:

- The second sentence which reads: "The 1997 EAV of all taxable parcels in the Western Avenue South RPA is approximately \$67,500,000" is changed to read as follows:

The 1998 EAV of all taxable parcels in the Western Avenue South RPA is

approximately \$71,161,000.

- The last sentence is stricken.
4. The following language in the third full paragraph on page 50 (now the second full paragraph on page 49) under the sub-heading “Anticipated Equalized Assessed Valuation” within the general section heading “Financial Plan” is changed:

- The first sentence which reads: “By 2023 the EAV for the Western Avenue South RPA will be approximately \$136,500,000” is changed to read as follows:

By 2023 the EAV for the Western Avenue South RPA will be approximately \$143,879,000.

- That part of the second sentence which reads after the colon: “...2) an equalization factor of 2.1489; and 3) a tax rate of 8.843% for the duration of the Western Avenue South RPA” is changed to read as follows:

...2) an equalization factor of 2.1799; and 3) a tax rate of 8.872% for the duration of the Western Avenue South RPA.

5. The second and third paragraphs on page 51 (now page 50) under the sub-heading “Lack of Growth and Private Investment” under the general section heading “Required Findings and Tests” are stricken and replaced with the following:

While some new investment has occurred in the Western Avenue South RPA between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the RPA. Taken as a whole, the RPA has not been subject to growth and development through investment by private enterprise. The Western Avenue South RPA is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation (“EAV,” which is the value of property from which property taxes are based) in the RPA has lagged behind that of the City of Chicago and both Jefferson and Lake View Townships. The compound annual growth rate of EAV for the Western Avenue South RPA was 2.95% between 1994 and 1998. In comparison, the compound annual growth rate of EAV was 3.06% for the City of Chicago, 3.10% for Jefferson Township, and 4.37% for Lake View Township over the same period of time.

6. In Appendix 2, entitled “Summary of EAV (by PIN),” the 1997 EAV data is replaced with 1998 EAV data. The title of Appendix 2 remains the same.
7. Due to the splitting and/or combining of tax parcels during the 1998 assessment cycle, the following changes are made to the list of Property Identification Numbers (PINs) in Appendix 2: Summary of EAV (by PIN):

The following PINs are removed:

14-18-324-041-000

14-18-329-026-000

14-18-329-027-000

The following PINs are added:

14-18-324-047-1001

14-18-324-047-1002

14-18-329-043-0000

All of the PINs that are added or removed are within the current boundaries of the Western Avenue South Redevelopment Project Area ("RPA") as shown in the Plan. The addition/removal of these PINs is solely due to changes in tax parcel property identification numbering and does not affect the boundaries or legal description of the RPA.

The changed Plan is available for public inspection and review as of April 12, 2000 at the Office of the City Clerk, Room 107, 121 North LaSalle Street, Chicago, Illinois, or at the Department of Planning and Development, 10th Floor, 121 North LaSalle Street, Chicago, Illinois. If you wish to review the Plan or obtain further information concerning the Plan or the changes to it, please contact Susan Kroll, at the Department of Planning and Development, Room 1107, 121 North LaSalle Street, Chicago, Illinois, (312) 744-6711 during the hours of 9:00 a.m. until 4:00 p.m., Monday through Friday.

Christopher R. Hill, Commissioner
DEPARTMENT OF PLANNING AND DEVELOPMENT
City of Chicago

Western Avenue South Redevelopment Project Area

**Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project**

**City of Chicago
Richard M. Daley, Mayor**

**September 1999
(Revised October 29, 1999)
(Revised January 7, 2000)**

Table of Contents

1. Executive Summary 1

2. Introduction 7

3. Eligibility Analysis 15

4. Redevelopment Plan and Project 33

5. Financial Plan 43

6. Required Findings and Tests 50

7. Provisions for Amending Action Plan 57

8. Affirmative Action Plan 58

Appendix 1: Boundary and Legal Description
Appendix 2: Summary of EAV by PIN

LIST OF MAPS

Map 1, Community Context 8

Map 2, Boundary Map 9

Map 3, Existing Land Use 13

Maps 4A to 4F, Summary of Eligibility Factors Present to a Major Extent 22 - 27

Map 5, Proposed Land Use 40

Map 6, Surrounding Public Facilities 54

S. B. Friedman & Company
Suite 820, 221 N. LaSalle Street
Chicago, IL 60601-1302
Phone: 312/424-4250; Fax: 312/424-4262
Contact Person: Stephen B. Friedman

1. Executive Summary

In May 1999, *S. B. Friedman & Company* was engaged by the City of Chicago (the "City") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan"). This report details the eligibility factors found within the Western Avenue South Redevelopment Project Area Tax Increment Financing District (the "Western Avenue South RPA" or "RPA") in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the Western Avenue South RPA.

The Western Avenue South RPA is located within the North Center community area. It consists of 584 tax parcels and 408 buildings on 57 blocks and contains approximately 254 acres of land.

Determination of Eligibility

This report concludes that the Western Avenue South RPA is eligible for Tax Increment Financing ("TIF") designation as a "conservation area" because 50% or more of the structures in the area have an age of 35 years or more and because the following five (5) eligibility factors have been found to be present to a major extent:

- Depreciation of Physical Maintenance;
- Deterioration;
- Structures Below Minimum Code;
- Obsolescence; and
- Deleterious Land Use or Lay-out

Additionally, two (2) other eligibility factors, Excessive Vacancy and Lack of Community Planning, are present to a minor extent and demonstrate that the Western Avenue South RPA is in a state of gradual decline through disinvestment. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive commercial, industrial, and residential disinvestment.

Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Western Avenue South RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish Irving Park Road and Western Avenue as active and vibrant mixed-use commercial districts that provide a comprehensive range of commercial and retail uses to the surrounding residential community. Residential and institutional uses should be accommodated where appropriate. In addition, the Addison Industrial Corridor located within RPA should be upgraded and improved. That portion of the Addison Industrial Corridor located within the RPA runs along the east side of the Chicago River, as described below:

- properties bounded by Addison on the south, Irving Park on the north, Western on the east, and the Chicago River on the west;
- properties on the west side of Rockwell between Irving Park on the south and Belle Plaine on the north; and
- certain properties on the east and west sides of Rockwell between Belle Plaine on the south and Berteau on the north.

Without improvements, the Addison Industrial Corridor can fall into further disrepair and minimize development opportunities in the surrounding areas. The Addison Industrial Corridor abuts residential neighborhoods. Therefore, it is critical to upgrade and improve the Addison Industrial Corridor within the RPA to create an industrial park appearance that successfully blends with these neighboring residential areas. Improvements to the Addison Industrial Corridor within the RPA should be constructed to prevent any adverse impacts to the River and the surrounding residential neighborhoods.

Rehabilitation and redevelopment of the RPA will induce redevelopment opportunities in surrounding neighborhoods. The redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. Fourteen objectives support the overall goal of area-wide revitalization of the Western Avenue South RPA. These include:

1. Encourage retail, commercial, industrial, and residential development by facilitating the assembly, preparation and marketing of vacant and improved sites, and assisting private developers to assemble suitable sites for modern development needs;
2. Encourage the development of senior housing;
3. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, and residential development and redevelopment, as appropriate;
4. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, industrial, viaduct clearance, and residential development as well as the rehabilitation of residential, commercial, institutional, and public properties within the Western Avenue South RPA;
5. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the Western Avenue South RPA;

6. Support the goals and objectives of other overlapping plans, including the *North Center Commercial Area Master Plan* (City of Chicago Planning Now Study, July 1998), and coordinate available federal, state, and local resources to further the goals of this redevelopment plan;
7. Encourage the development of mixed-use retail/commercial, residential, and institutional uses, as appropriate, along Irving Park Road, at the core intersection of Irving Park/Damen/Lincoln, along Western Avenue, Montrose Avenue, and Lincoln Avenue;
8. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity, such as the Irving Park/Damen/Lincoln intersection and the Irving Park CTA Station, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
9. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
10. Strengthen the economic well-being of the Western Avenue South RPA by providing resources for retail, commercial, residential, industrial, and institutional development in the Western Avenue South RPA, as appropriate;
11. Encourage the upgrade and improvement of the that portion of the Addison Industrial Corridor located within the RPA to create an industrial park appearance that successfully blends with the neighboring residential areas while modernizing the corridor for modern day industrial users. Improvements may include, but are not limited to: streetscaping, landscaping, buffering, and improved vehicular and pedestrian circulation. Without these improvements, that portion of the Addison Industrial Corridor located within the RPA can fall into further disrepair and disuse as an industrial area, and minimize development opportunities in the surrounding areas;
12. Create an **environment** for educational, recreational, and other institutional facilities where needed and in accordance with the Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as schools, parks, transit facilities, and libraries;
13. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Western Avenue South RPA; and
14. Support job training programs and increase employment opportunities, including high-

technology jobs, for area residents.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

Implement Public Improvements. A series of public improvements throughout the Western Avenue South RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, industrial, and residential development.

These improvements may include new streetscaping, improved street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, reductions in area curb-cuts, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

Develop Vacant and Underutilized Sites. The redevelopment of vacant and underutilized sites within the Western Avenue South RPA is expected to stimulate both physical and economic private investment and enhance properties within the RPA.

Encourage Private Sector Activities. Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects and other improvements that are consistent with the goals of this Redevelopment Plan.

Facilitate Property Assembly, Demolition, and Site Preparation. To meet the goals, policies and/or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan may be assisted using tax increment revenues.

Facilitate/Support New Development. In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and strategies of this Redevelopment Plan and/or the acquisition and assembly of property by the City under the authority of this TIF Redevelopment Plan.

Required Findings

The required conditions for the adoption of the Redevelopment Plan and Project are found to be present within the Western Avenue South RPA.

First, the City is required to evaluate whether or not the RPA has been subject to growth through private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some new investment has occurred in the Western Avenue South RPA between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the RPA. Taken as a whole, the RPA has not been subject to growth and development through investment by private enterprise. The Western Avenue South RPA is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the RPA has lagged behind that of the City of Chicago and both Jefferson and Lake View Townships. The compound annual growth rate of EAV for the Western Avenue South RPA was 2.95% between 1994 and 1998. In comparison, the compound annual growth rate of EAV was 3.06% for the City of Chicago, 3.10% for Jefferson Township, and 4.37% for Lake View Township over the same period of time.

As another method to examine the scope of new investment in the Western Avenue South RPA, *S. B. Friedman & Company* examined building permit data for the period between 1994 and early 1999 provided by the City of Chicago Department of Buildings. One hundred twenty-one permits were issued within the Western Avenue South RPA totaling \$10.3 million during that time period. Approximately 6 of these permits were for building demolition, 15 for code compliance, and the remaining 100 (\$10.1 million adjusted for demolition and code compliance), were for new construction, rehabilitation, mechanical upgrades, or minor repairs.

Based on our review of the data, approximately 19 of the 100 permits totaling nearly \$5 million were initiated for public facilities (i.e., public schools, libraries, or CTA) improvements or for institutional purposes. The remaining 81 permits (\$5 million) were privately initiated, with \$1.7 million, or approximately 35%, of the \$5 million in total private investment issued for new construction. Total private investment amounts to approximately \$1 million per year over the past

five years, or approximately 1% of total market value of all property within the TIF district. At this rate, it would take the private market a substantial amount of time to replace the current market value of the RPA.

Furthermore, our review of the permit data revealed that a majority the new construction and private investment has been limited to specific locations within the RPA and has not been evenly distributed throughout the area. Fifteen permits totaling \$3 million dollars, or nearly 61% of the total private investment, were issued to only 4 different buildings. Three of these permits, totaling approximately \$800,000, were for new construction. The remaining \$2.2 million were issued for alterations to existing uses, general repairs, and miscellaneous or revisions. Without these permits, the total private investment would total only \$2 million dollars. This is approximately \$400,000 per year, or approximately 0.4% of the total market value of all property within the RPA.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Western Avenue South RPA.

Second, the City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Western Avenue South RPA.

Without the support of public resources, the redevelopment objectives of the Western Avenue South RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Western Avenue South RPA as a mixed-use commercial district are expensive, and the private market, on its own, has shown little ability to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. TIF funds can be used to fund site preparation, site assembly, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the Western Avenue South RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation of the Western Avenue South RPA.

Third, the Western Avenue South RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

Finally, the proposed land uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council. The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Redevelopment Plan.

2. Introduction

The Study Area

This document serves as the eligibility study (“Eligibility Study”) and Redevelopment Plan and Project for the Western Avenue South Redevelopment Project Area (“Western Avenue South RPA” or “RPA”). The Western Avenue South RPA is located within the North Center community area of the City, in Cook County (the “County”). In May 1999, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in these neighborhoods to determine whether the area containing these properties would qualify for status as a “blighted area” and/or “conservation area” under the Act.

The community context of the Western Avenue South RPA is detailed on Map 1.

The Western Avenue South RPA consists of approximately of 584 tax parcels and 408 buildings on 57 blocks and contains approximately 254 acres of land. Included within the boundaries of the RPA are certain properties along:

- The east and west sides of Western Avenue between Montrose on the north and Roscoe on the south;
- The east side of Western Avenue between Roscoe on the north and Belmont on the south;
- The east side of the North Branch of the Chicago River between Berteau on the north and just north of Grace on the south;
- The east half of the North Branch of the Chicago River between Addison on the north and Belmont on the south;
- The north and south sides of Irving Park Road between the North Branch of the Chicago River on the west and Ravenswood on the east;
- The south side of Montrose Avenue from Campbell Avenue on the west to approximately 106 feet east of Western Avenue on the east;
- The east and west sides of Lincoln Avenue between Warner on the north to Byron on the south; and
- The east and west sides of Damen Avenue between Belle Plaine on the north to Byron on the south.

Map 2 details the boundaries of the Western Avenue South RPA which includes only those contiguous parcels of real property that are expected to benefit substantially by the Redevelopment Plan improvements discussed herein. The boundaries represent an area that is a connected series of commercial mixed-use corridors that serve adjacent residential neighborhoods. The commercial corridors contain common characteristics that influence the viability of the entire RPA:

CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF
DISTRICT

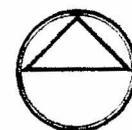
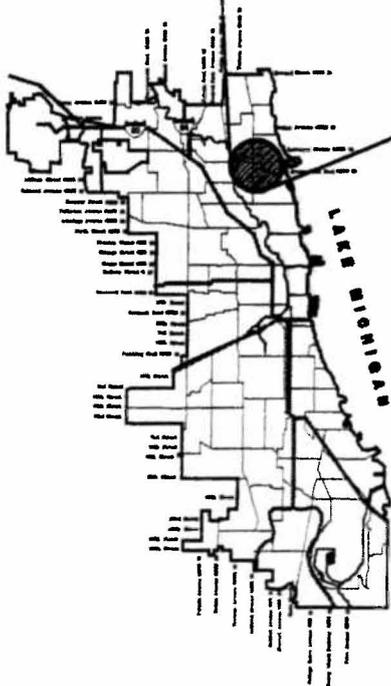
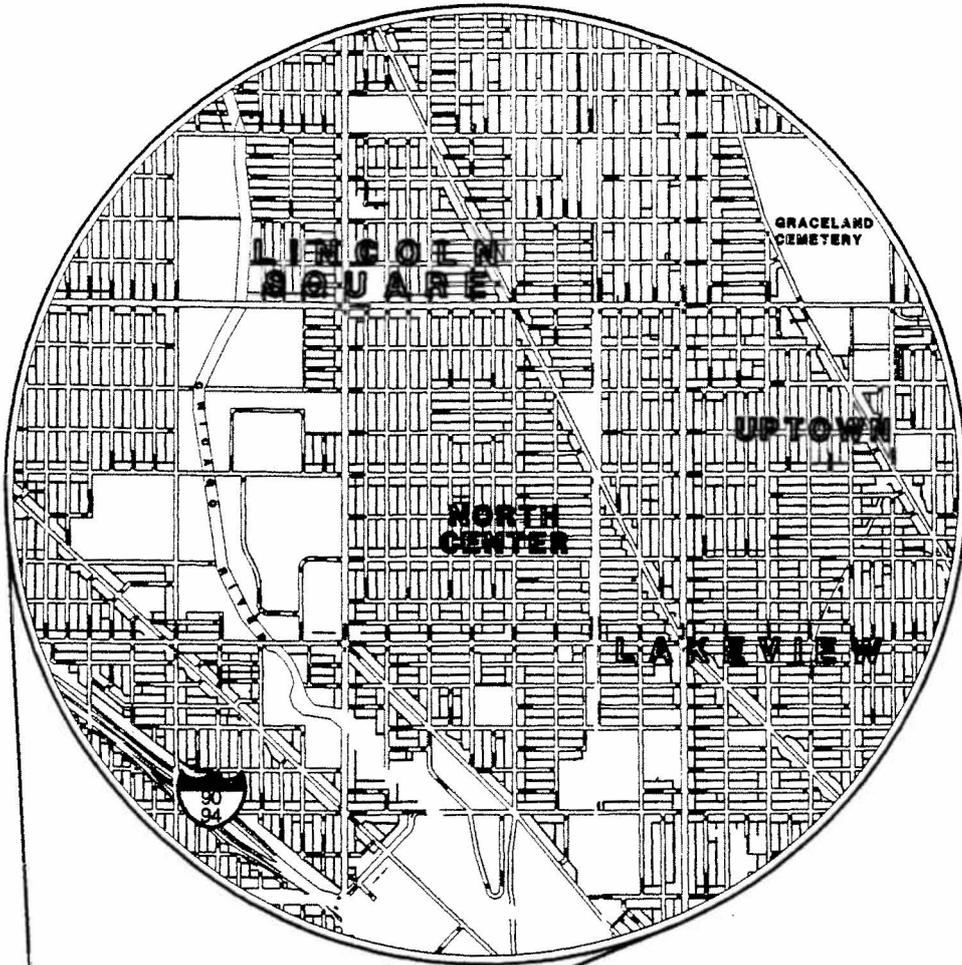
MAP 1
COMMUNITY
CONTEXT

LEGEND

September
1999

S. B. Friedman & Company
Real Estate Services and Development Consultants

Campbell Tiu Campbell, Inc.
Architects • Planners • Construction Managers



NORTH

CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 2 STUDY AREA

LEGEND

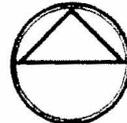
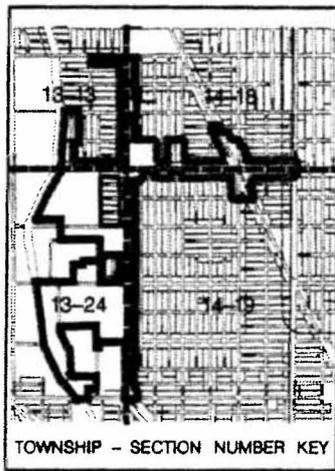
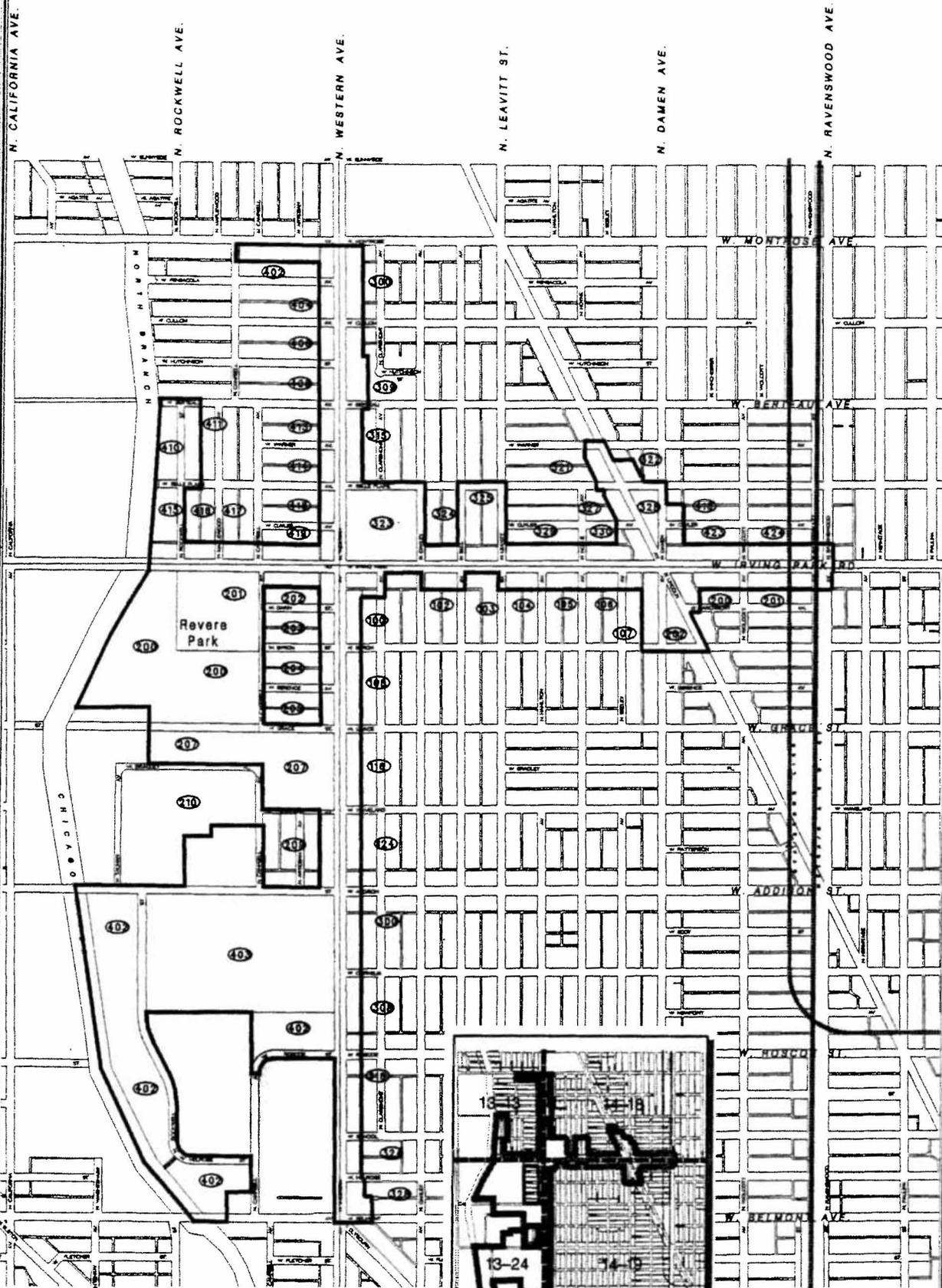
-  TIF BOUNDARY
-  BLOCK NUMBER*

*Based on Cook County Property Index Numbering (P-I-N) System.

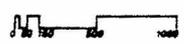
September
1999

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Campbell Tiu Campbell, Inc.
Architects - Planners - Construction Managers



NORTH



- The primary corridors along Western Avenue, Irving Park Road, and Lincoln Avenue represent a commercial core for the adjacent residential neighborhoods;
- Building age, building conditions, and streetscape conditions are relatively similar throughout the entire RPA;

The corridors included in the RPA also are cohesive in that they together provide a complete range of retail, commercial, service, and institutional uses for residents. The Irving Park Corridor contains large institutional facilities such as the Corus Bank and the Ravenswood Hospital, and neighborhood-oriented retail, professional, and services, particularly near the core intersection of Irving Park, Lincoln, and Damen. The Western Avenue Corridor houses a mix of institutional, service, and commercial uses, including a several commercial strip malls and a full-line grocery store. That portion of the Addison Industrial Corridor located within the RPA abuts both the Western Avenue and Irving Park corridors. It also is adjacent to surrounding residential neighborhoods just outside of the RPA. Because of its close proximity to the Western Avenue and Irving Park corridors and adjacent residential neighborhoods, it is critical to upgrade and improve the portion of the Addison Industrial Corridor located within the RPA to create an industrial park appearance that successfully blends with the neighboring commercial corridors and residential areas. Without these improvements, the Addison Industrial Corridor can fall into further disrepair and minimize development opportunities in the surrounding areas. Because the corridors are in close proximity to one another and intersect each other, all the corridors together act as a cohesive commercial environment providing retail, commercial, and services to residents. Each corridor and therefore all property in the Area will benefit from a strategy that addresses the deteriorating streetscapes and building conditions throughout the RPA.

Appendix 1 contains the legal description of the Western Avenue South RPA.

The Eligibility Analysis covers events and conditions that exist and that were determined to support the designation of the Western Avenue South RPA as a "conservation area" under the Act at the completion of our research on August 5, 1999 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Western Avenue South RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Western Avenue South RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Western Avenue South RPA, so that the Redevelopment Plan will comply with the Act and that the Western Avenue South RPA can be designated as a redevelopment project area in compliance with the Act.

History of Area¹

The entire Western Avenue South RPA is located within the North Center community area on the North Side of the City of Chicago. The North Center community area is generally defined as the area bound by Montrose on the north; Ravenswood on the east; Diversey on the south; and the North Branch of the Chicago River on the west.

North Center. The community of North Center was annexed to Chicago in 1889. Up until 1871, the area was sparsely settled farmland and prairie, accessible only by the North Branch of the Chicago River and by Fort Road (now Lincoln Avenue). Much of the land was leased out to newly arrived German immigrants in the 1850s.

In 1854, the Chicago and North Western Railroad laid tracks along what is now Ravenswood Avenue, the eastern boundary of the community area. Small truck-farming communities developed along side the tracks. Truck farming was the economic mainstay until the 1890s, and it was here that greenhouse technology was first developed. After the Chicago Fire of 1871, many dispossessed Chicagoans moved to North Center. The massive post-Fire rebuilding effort and demand for non-wood housing provided the main impetus for the development of what came to be known as "Bricktown," the area where Belmont crosses the Chicago River. Bricktown contained vast claypits, and became home to the Northwest Terra Cotta Works, the major brick manufacturer of that time. Other industries moved into the southern portion of the community.

Despite the depression of 1893, the 1890s saw an expansion of residential development in North Center, especially in the former farming areas north of Addison Street and west of Damen Avenue. Residential development continued into the early 1900s, as transportation in the area greatly improved with the creation of a new Western Avenue streetcar line, extensions of Irving Park Road and the Lincoln and Clybourn Avenue lines and, most significant, the extension in 1907 of the Ravenswood elevated railway. The North Western Railroad tracks, originally built at street level, were elevated in the 1890s. The corner of Lincoln Avenue, Irving Park, and Damen Avenue soon developed into the commercial hub of the area. This led to a 40% population growth around World War I as many East Europeans moved into the southern portion of the community. Germans and Swedes continued to settle in the northern portion of the North Center community area.

By the mid-1910s, the old claypits were closing down. The community continued to be mostly residential with wood-frame and brick single-family homes and two-flats. In 1990, the housing of North Center was over 60% renter-occupied, and there had been no appreciable change in total units since the 1940s. During the late 1910s and 1920s, light manufacturing began to appear along Ravenswood Avenue from Montrose to Diversey. Such light manufacturing is still found there today, but many small factories and warehouses have lately been converted into residential lofts.

¹Information on the history of the North Center community area was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) pages 48-49.

In 1934, Lane Technical High School (Lane Tech) was built on its current site over what once were claypits. Lane Tech was originally an all-boys school, but became a co-educational facility in 1971. Lane Tech is currently a “magnet school.” Enrollment has declined from approximately 5,600 in 1971 to approximately 4,200 students at present, according to Chicago Public Schools data.

The population of North Center reached its peak in 1940 at nearly 49,000. Improved transportation systems helped fuel the decline in North Center’s population as people began moving to outlying suburbs. By 1970 it had declined to less than 40,000, and dropped to 33,010 in 1990. Overall, the community lost nearly 33% of its population between 1970 and 1990. This decline is more rapid than that of Chicago overall.

The North Center community contains a large business district with a wide range of commercial establishments. The business area is centered at Lincoln, Damen, and Irving Park Road. There are convenience stores, restaurants, and a variety of retail stores. Western Avenue houses many automobile dealerships and used car lots. Industry is concentrated in specific areas, along the Chicago River, Ravenswood, and Western Avenue.

North Center is a community that has undergone significant economic hardship in recent years. The heavy industry along the river has been in steady decline, and the once flourishing light manufacturing district along Ravenswood Avenue has suffered as many businesses moved to suburban locations and other areas outside of the City. The main commercial hub of Lincoln, Damen, and Irving Park is aged and in need of revitalization and investment.

Existing Land Use

Based upon *S. B. Friedman & Company’s* research, eight (8) land uses have been identified within the Western Avenue South RPA:

- Residential;
- Commercial;
- Commercial/Residential;
- Institutional (including public facilities, hospitals, social services);
- Parks/Open Space;
- Vacant land;
- Industrial; and
- Mixed-use

The overall pattern of land use in the Western Avenue South RPA is shown in Map 3. The land uses displayed on Map 3 represent the *predominant* land use, mainly on block-by-block basis; the predominant land use displayed is not necessarily the only land use present on a given block, but rather the predominant use. The mixed-use designation is used in those areas where no one land use category predominates. These areas contain two or more of the following land uses: residential, commercial, commercial/residential, institutional, industrial, or vacant land.

CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 3 EXISTING LAND USE MAP

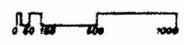
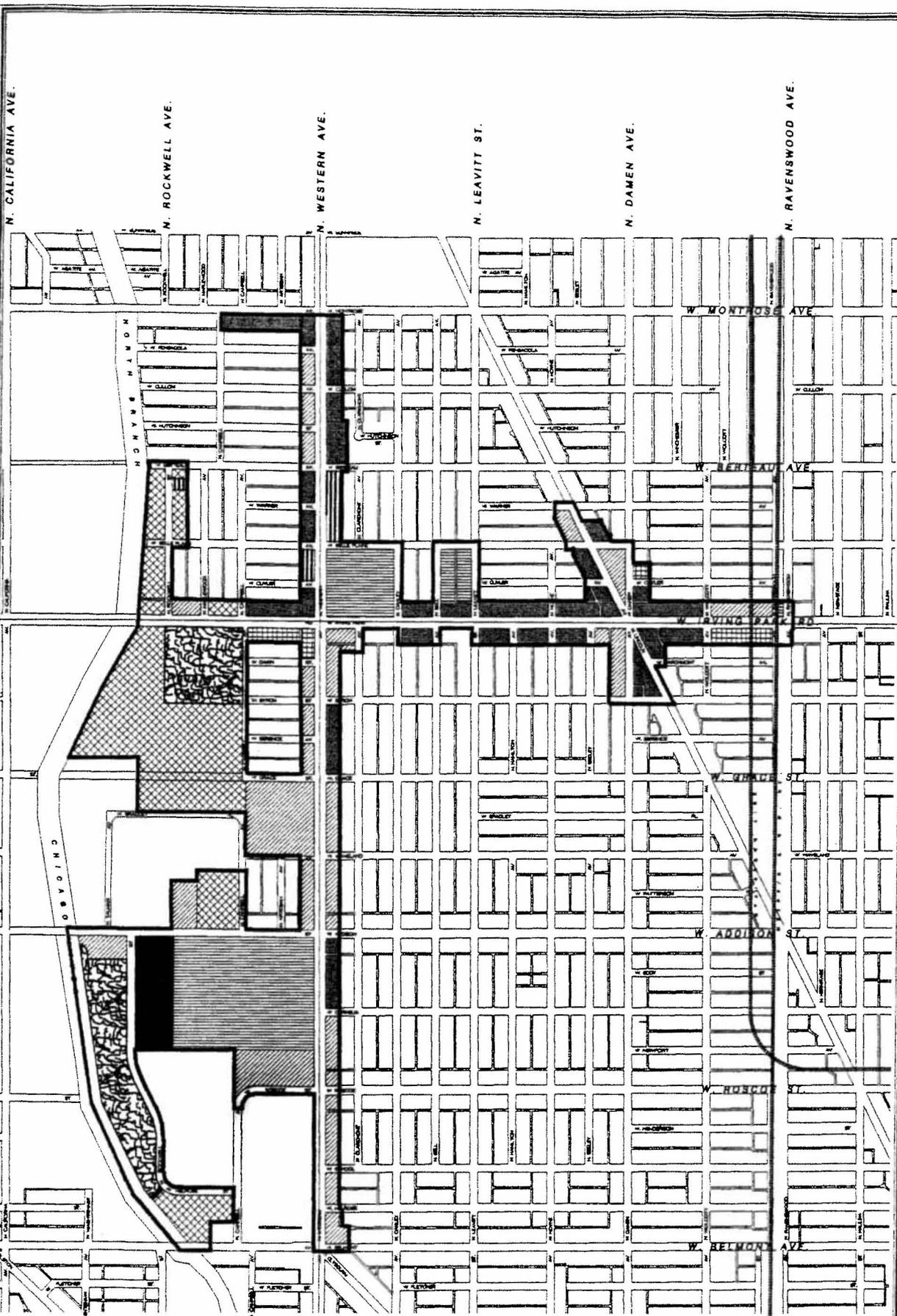
LEGEND

-  TIF BOUNDARY
- PREDOMINANT USE**
-  RESIDENTIAL
-  COMMERCIAL
-  RESIDENTIAL/COMMERCIAL
-  MIXED USE
-  INSTITUTIONAL
-  INDUSTRIAL
-  PARKS
-  VACANT LAND

September
1999

S. B. Friedman & Company
Real Estate Advisory and Development Consultants

 **Campbell Triu Campoell, inc.**
Architects - Planners - Construction Managers



The predominant land use in the Western Avenue South RPA is commercial, primarily focused on the major thoroughfares of Western Avenue and Irving Park Road. Commercial development is interspersed with residential and institutional land uses, primarily focused on Western Avenue and Irving Park Road. However, over the past 20 years, a limited amount of new retail development has occurred in the Western Avenue South RPA. The Addison Industrial Corridor runs along the east side of the North Branch of the Chicago River roughly between Berteau and Belmont.

Interspersed among the commercial and residential uses are institutional uses, including public facilities, schools, day care facilities, and social service uses. The public schools within the Western Avenue South RPA are Coonley Elementary and Lane Technical High School. Combined, these schools have unfunded capital needs totaling approximately \$600,000 according to the Chicago Public Schools Capital Improvements Program (CIP) for Fiscal Years 1999-2003. Furthermore, the Lane Technical High School Stadium requires major rehabilitation; the costs for the stadium renovation are not reflected in the \$600,000 figure. Public uses and facilities within the RPA include the Chicago Transit Authority (CTA) Irving Park Station at Ravenswood, Richard Clark Park, and Revere Park. These public facilities are shown in Map 6.

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Western Avenue South RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Western Avenue South RPA meets the eligibility requirements of the Act as a conservation area. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation with the exception that "abandonment" is an added eligibility factor under "conservation area" designation.

According to the Act, "blighted areas" must have a combination of five (5) or more of these eligibility factors acting in concert which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

The factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined for purposes of this Redevelopment Plan (these factors are not defined in the Act) as follows:

Age of Structure. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. These problems and conditions negatively affect building condition, adaptability, re-use, and value.

Deterioration. This is the process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. Primary components include exterior walls, foundations, roof structure, etc. Secondary components include window and door units, porches, exterior surfaces, etc. Buildings in this category generally contain defects which seriously impair the usefulness of the structure.

Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas, and other site features which require treatment or repair beyond that of normal maintenance.

Dilapidation. Dilapidation is an advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually uncorrectable and present a safety hazard for the occupants of the building.

Obsolescence. This is the condition or process of becoming out-of-date or non-functional for the use or uses the structure or improvement was originally designed for and is evidenced by such factors as insufficient width and size, irregular shape, and random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary development standards.

Illegal Use of Individual Structures. Illegal use is the presence of land uses or activities which are contrary to law and/or not permitted by municipal ordinances.

Structure Below Minimum Code. This factor represents structures containing conditions that are less than the accepted minimum standards of zoning, subdivision, fire, housing, building, or other governmental codes applicable to the property.

Excessive Vacancy. Excessive vacancy is a condition evidenced by vacant buildings or portions of buildings which are not being utilized which have an adverse impact on the area.

Abandonment. Abandoned properties are those in which the property owner has relinquished all interest and in which it is apparent that no effort will be directed toward future utilization.

Overcrowding of Structures and Community Facilities. This refers to over-intensive use of buildings, facilities and properties beyond that permitted by ordinance or capacity.

Lack of Ventilation, Light or Sanitary Facilities. These are considered to be substandard conditions which are below minimum code standards that adversely affect the health, safety and welfare of building occupants.

Inadequate Utilities. This includes deficiencies and inadequacies in the capacity of utilities which service a property or area.

Excessive Land Coverage. Excessive land coverage is the over-intensive use of property evidenced by inadequate yards, setbacks, open space, and the crowding of buildings and accessory facilities onto a site which is out of character with the neighborhood and community as a whole and could have an adverse effect on use of a building.

Deleterious Land Use or Lay-Out. Deleterious land use or lay-out refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide basis. Specific problems include inappropriate land use, conflicts with surrounding land uses, inadequate lot frontage, irregular lot shape, insufficient vehicular access, fragmentation of ownership, and other blighting conditions which discourage development and redevelopment.

Depreciation of Physical Maintenance. This is the lack of normal maintenance of building components, but not to a degree of structural deficiency or inadequate provision for upkeep of site features and landscaping.

Lack of Community Planning. The absence of an effective planning program at the time the area was originally developed which results in physical obstacles to redevelopment, or failure to implement approved plans for the community is considered to be lack of community planning.

As explained, “blighted areas” must have a combination of five (5) or more of these eligibility factors and “conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

Under the provisions of the “blighted area” section of the Act, if the land is vacant, a combination of two (2) or more of the following factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. Obsolete platting of land is the arrangement of parcels of land which is not conducive to supporting contemporary land uses evidenced by lay-out which is inconsistent with accepted site planning standards and development trends.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple people. This complicates the assembly of small parcels to a size that is large enough to accommodate modern types of development.

Tax and Special Assessment Delinquencies. Evidence of delinquent tax payment.

Flooding on All or Part of the Vacant Land. Poor drainage of the soil or the location of the property within a special flood hazard area makes financing or insuring the property impossible or more costly and may hinder redevelopment.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the 14 “blighted area” eligibility factors were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes five (5) other tests for establishing eligibility, but none of these are relevant to the conditions within the Western Avenue South RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Western Avenue South RPA, as well as a review of building and property records. Property records included building code violation citations, building permit data, and assessor information. Our survey of the area established that there are 408 buildings within the Western Avenue South RPA.

The areas located within the Western Avenue South RPA are predominantly characterized by commercial, institutional, residential, industrial, and mixed-use structures of varying degrees of deterioration. All properties were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the properties within the Western Avenue South RPA qualify for designation as a TIF Redevelopment Project Area as a “conservation area” as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using Sanborn Maps, property files created from field observations, and record searches. Deleterious land use or lay-out was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel, or may relate to the conflict between incompatible land uses between nearby and adjacent properties. This information was then graphically plotted on a block map of the Western Avenue South RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on most of the blocks and evenly distributed throughout the RPA. Minor factors are supporting factors present to a meaningful extent on some of the blocks or on a scattered basis. Their presence suggests that the area is at risk of more extensive deterioration and disinvestment.

Conservation Area Findings

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three (3) of the fourteen (14) other eligibility factors must be found present to a major extent within the Western Avenue South RPA.

Establishing that at least 50% of the Western Avenue South RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act.

Taking into account information obtained from architectural characteristics, building configurations, information from the Cook County Assessor’s Office, structure base maps, and the historic development patterns within the community, we have established that of the 408 buildings, 336

buildings (82%) within the Western Avenue South RPA are 35 years of age or older.

In addition to establishing that the Western Avenue South RPA meets the age requirement, our research has revealed that the following five (5) factors are present to a major extent:

- Depreciation of Physical Maintenance;
- Deterioration;
- Structures Below Minimum Code;
- Obsolescence; and
- Deleterious Land Use or Lay-out.

The widespread presence of both depreciation of physical maintenance and deterioration of buildings characterizes the level of building deficiencies within the Western Avenue South RPA. Our building-by-building analysis of the presence of depreciation and deterioration within the RPA accounted for the infrastructure and ancillary properties associated with each building. Of the 408 buildings within the RPA, 59% exhibit either depreciation of physical maintenance or deterioration. In other words, more than one (1) out of every two (2) buildings throughout the RPA exhibit some level of deficiency in building components. Nearly two (2) out of every three (3) blocks within the RPA exhibits structures below minimum code to a major extent. Eighty-eight buildings (22%) were cited with building code violations between 1994 and early 1999. This further emphasizes the magnitude of non-compliant structures throughout the Western Avenue South RPA. The level of obsolescence among the buildings is also significant and well distributed throughout the area. One hundred fifty-five (155) buildings (38%) exhibited obsolescence as a factor. More than one (1) out of every two (2) blocks exhibited some type of functional and/or economic obsolescence to a major extent, which suggests possible future vacancies and disinvestment which may result in more widespread deterioration.

Deleterious land use and lay-out was another factor present to a major extent in the RPA. Unlike other factors, deleterious land use or lay-out was evaluated on a parcel-by-parcel basis and area-wide. Deleterious land use or lay-out exists in several forms throughout the RPA, including shallow lot depths, insufficient vehicular access, and incompatible land use relationships. Of the 584 total parcels located within the Western Avenue South RPA, 508 (87%) exhibit deleterious land use or lay-out. This factor was present to a meaningful extent on 50 (88%) of the 57 blocks in the RPA.

Excessive vacancies and lack of community planning were found to be present to a minor extent within the Western Avenue South RPA. While these factors may not be present to the same extent as the other documented factors, they suggest that the Western Avenue South RPA is susceptible to continued disinvestment which may result in future deterioration.

Table 1 details the conservation eligibility factors by block within the Western Avenue South RPA. Maps 4A through 4F illustrate the distribution of those conservation eligibility factors found to be present to a major extent within the RPA as a whole by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within RPA.

Table 1. Block-by-Block Distribution of Eligibility Factors

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

Number of Blocks	Sidwell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent., Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Deleterious Land Use or Lay-Out	Depreciation	Lack of Community Planning
1	13: 13 402	xx				xx							xx	xx	x	
2	13: 13 404	xx		xx	xx								xx	xx	x	
3	13: 13 406	xx				xx		x					xx	xx	x	
4	13: 13 408	xx				xx							xx	xx	x	
5	13: 13 410	xx		xx		xx							xx	xx	x	
6	13: 13 411	xx		xx									xx		x	
7	13: 13 413	xx		xx									xx	xx	x	
8	13: 13 414	xx		xx	xx			x					xx		x	
9	13: 13 415	xx		xx		xx							xx	xx	x	
10	13: 13 416	xx				xx							xx	xx	x	
11	13: 13 417					xx							xx	xx	x	
12	13: 13 418	xx		xx	xx	xx							xx	xx	x	
13	13: 13 419	xx		xx									xx	xx	x	
14	13: 24 200	xx		xx		xx							xx	xx	x	
15	13: 24 201	xx												xx	x	
16	13: 24 202	xx			xx	xx							xx		x	
17	13: 24 203	xx		xx									xx	xx	x	
18	13: 24 204	xx											xx		x	
19	13: 24 205	xx				xx							xx	xx	x	
20	13: 24 207	xx		xx	xx	xx							xx	xx	x	
21	13: 24 209			xx	xx								xx	xx	x	
22	13: 24 210	xx		xx		xx		x						xx	x	
23	13: 24 402			xx	xx	xx								xx	x	
24	13: 24 403	xx			xx	xx									x	
25	14: 18 300	xx		xx		xx							xx	xx	x	
26	14: 18 309	xx		xx		xx							xx	xx	x	
27	14: 18 315	xx		xx	xx	xx							xx	xx	x	

Number of Blocks	Street Block Numbers	Age	Disruption	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent, Light, or Sanitary Facilities	Inadequate Utilities	Lead Coverage	Deteriorous Land Use or Lay-Out	Depreciation	Lack of Currency Planning
28	14 18 321	XX		XX	XX				X				XX	XX	XX	X
29	14 18 322	XX		XX									XX	XX	XX	X
30	14 18 323	XX		XX									XX	XX	XX	X
31	14 18 324	XX		XX			XX						XX	XX	XX	X
32	14 18 325	XX		XX			XX						XX	XX	XX	X
33	14 18 327	XX		XX			XX						XX	XX	XX	X
34	14 18 328	XX		XX			XX						XX	XX	XX	X
35	14 18 329	XX		XX			XX						XX	XX	XX	X
36	14 18 330	XX		XX			XX						XX	XX	XX	X
37	14 18 418	XX											XX	XX	XX	X
38	14 18 423	XX											XX	XX	XX	X
39	14 18 424	XX		XX									XX	XX	XX	X
40	14 18 500	XX											XX	XX	XX	X
41	14 19 100	XX		XX			XX						XX	XX	XX	X
42	14 19 102	XX					XX						XX	XX	XX	X
43	14 19 104	XX					XX						XX	XX	XX	X
44	14 19 105	XX					XX						XX	XX	XX	X
45	14 19 106	XX		XX			XX						XX	XX	XX	X
46	14 19 107	XX		XX			XX						XX	XX	XX	X
47	14 19 108	XX		XX			XX						XX	XX	XX	X
48	14 19 116			XX									XX	XX	XX	X
49	14 19 124	XX		XX									XX	XX	XX	X
50	14 19 200	XX		XX			XX						XX	XX	XX	X
51	14 19 201	XX		XX			XX						XX	XX	XX	X
52	14 19 202	XX		XX			XX						XX	XX	XX	X
53	14 19 300	XX		XX			XX						XX	XX	XX	X
54	14 19 308	XX		XX			XX						XX	XX	XX	X
55	14 19 316	XX		XX			XX						XX	XX	XX	X
56	14 19 324	XX		XX			XX						XX	XX	XX	X
57	14 19 328	XX		XX			XX						XX	XX	XX	X
Total Blocks		53		37	19		34		9				50	48	57	
% of Total Blocks		93%		65%	33%		60%		16%				88%	84%	100%	

CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 4A

CONSERVATION FACTORS MAP
AGE

LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER*
-  AGE

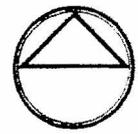
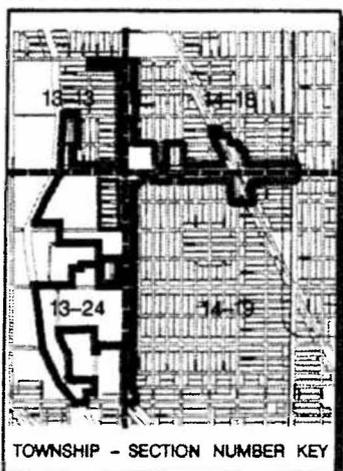
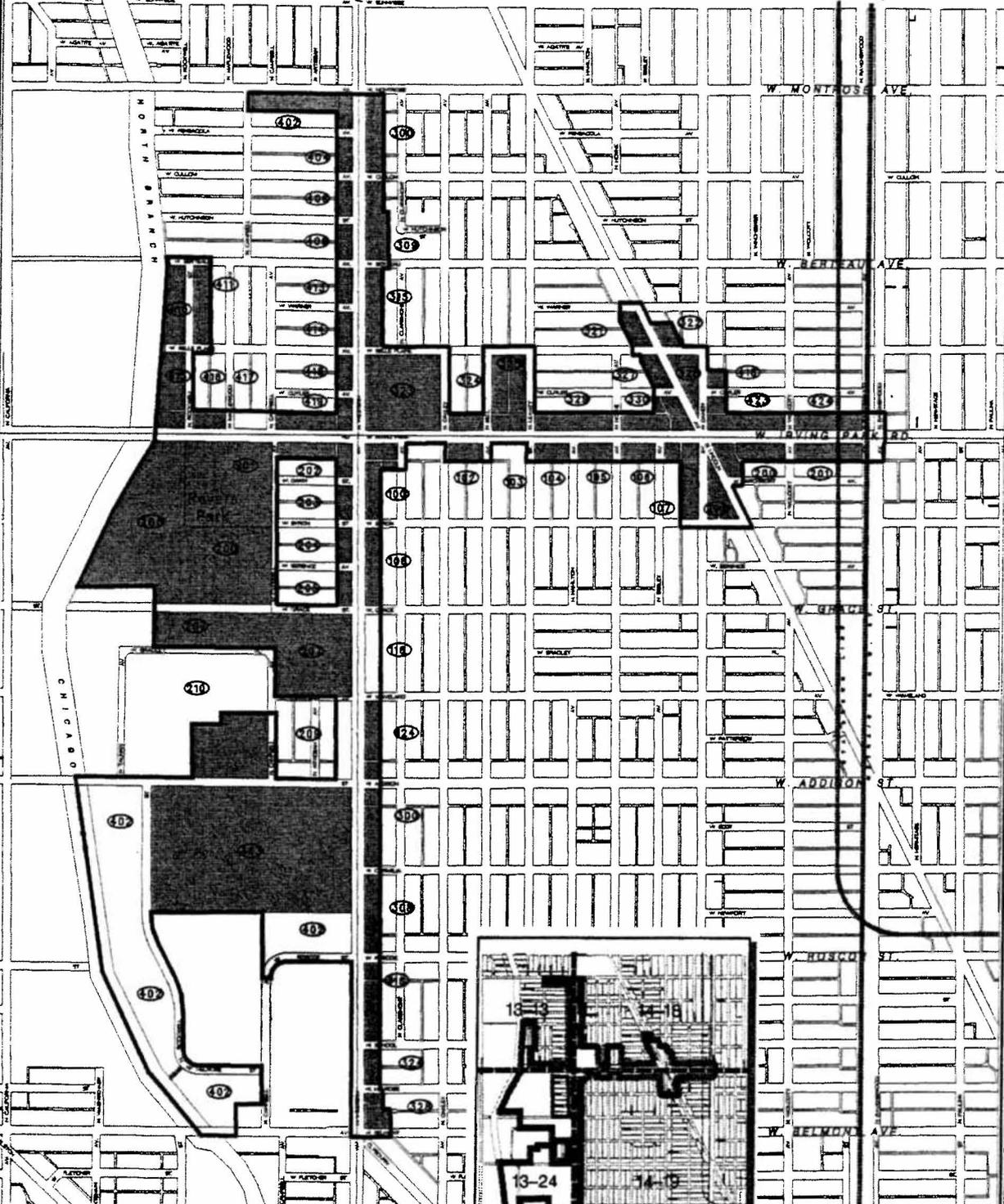
*Based on Cook County Property Index Numbering (P-I-N) System.

September
1999

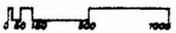
S. B. Friedman & Company
Real Estate Services and Development Consultants

Campbell Triu Campbell, Inc.
Architects • Planners • Construction Managers

N. CALIFORNIA AVE.
N. ROCKWELL AVE.
N. WESTERN AVE.
N. LEAVITT ST.
N. DAMEN AVE.
N. RAVENSWOOD AVE.



NORTH



CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 4B

CONSERVATION
FACTORS MAP
DEPRECIATION

LEGEND

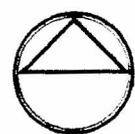
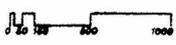
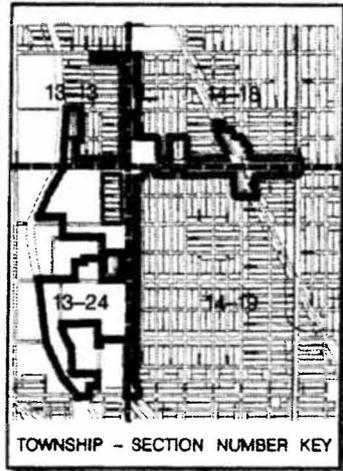
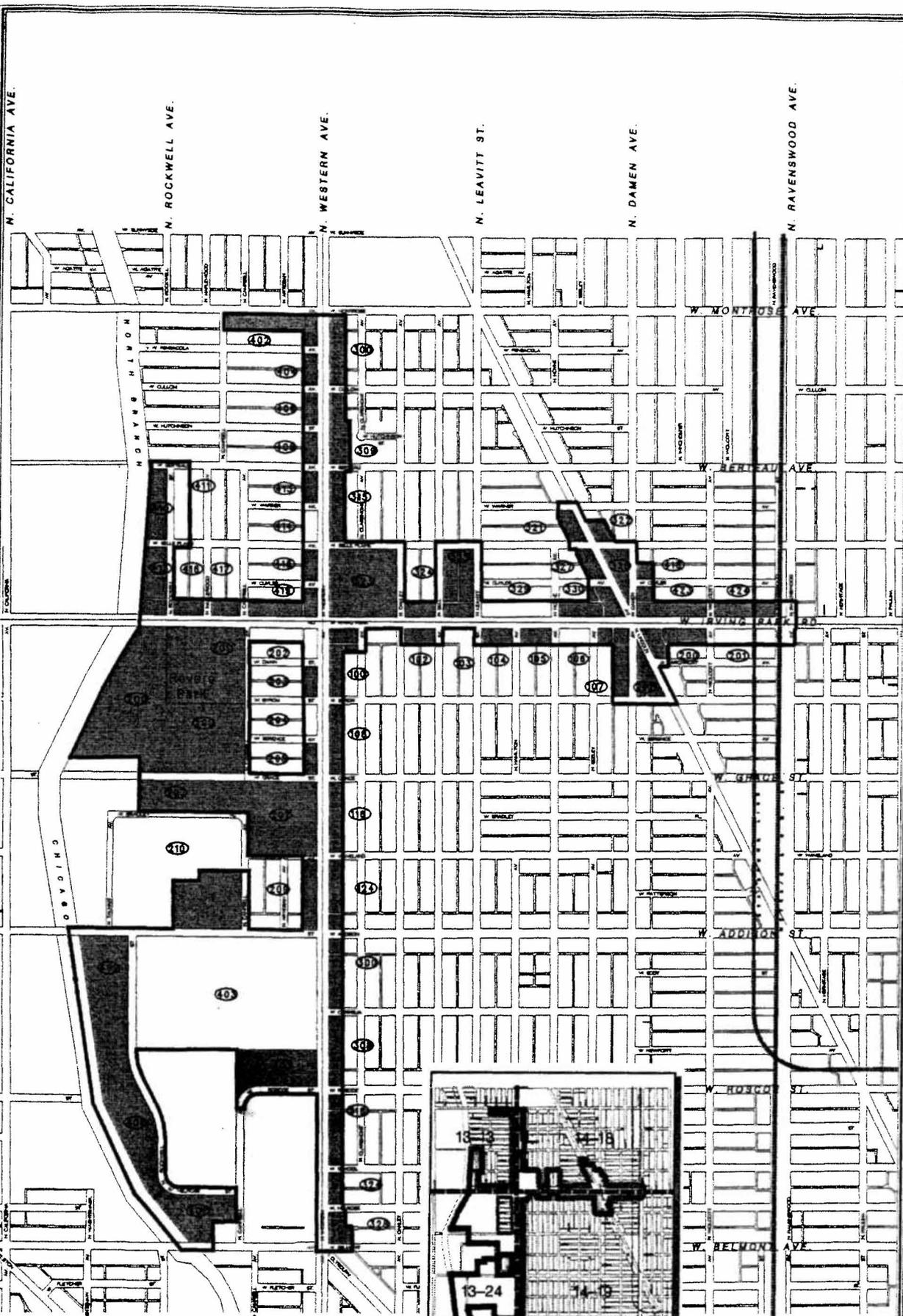
-  TIF BOUNDARY
-  BLOCK NUMBER*
-  DEPRECIATION

*Based on Cook County Property Index Numbering (P-I-N) System.

September
1999

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Campbell Tiv Campbell, Inc.
Architects • Planners • Construction Managers



NORTH

CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 4C

CONSERVATION
FACTORS MAP
DETERIORATION

LEGEND

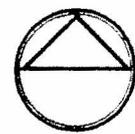
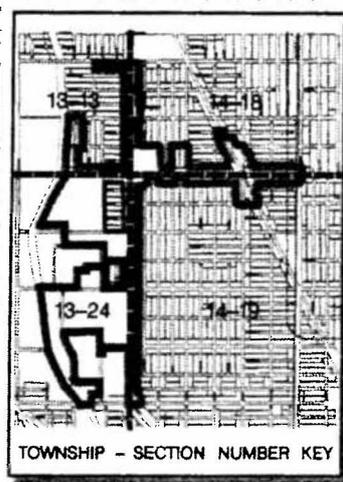
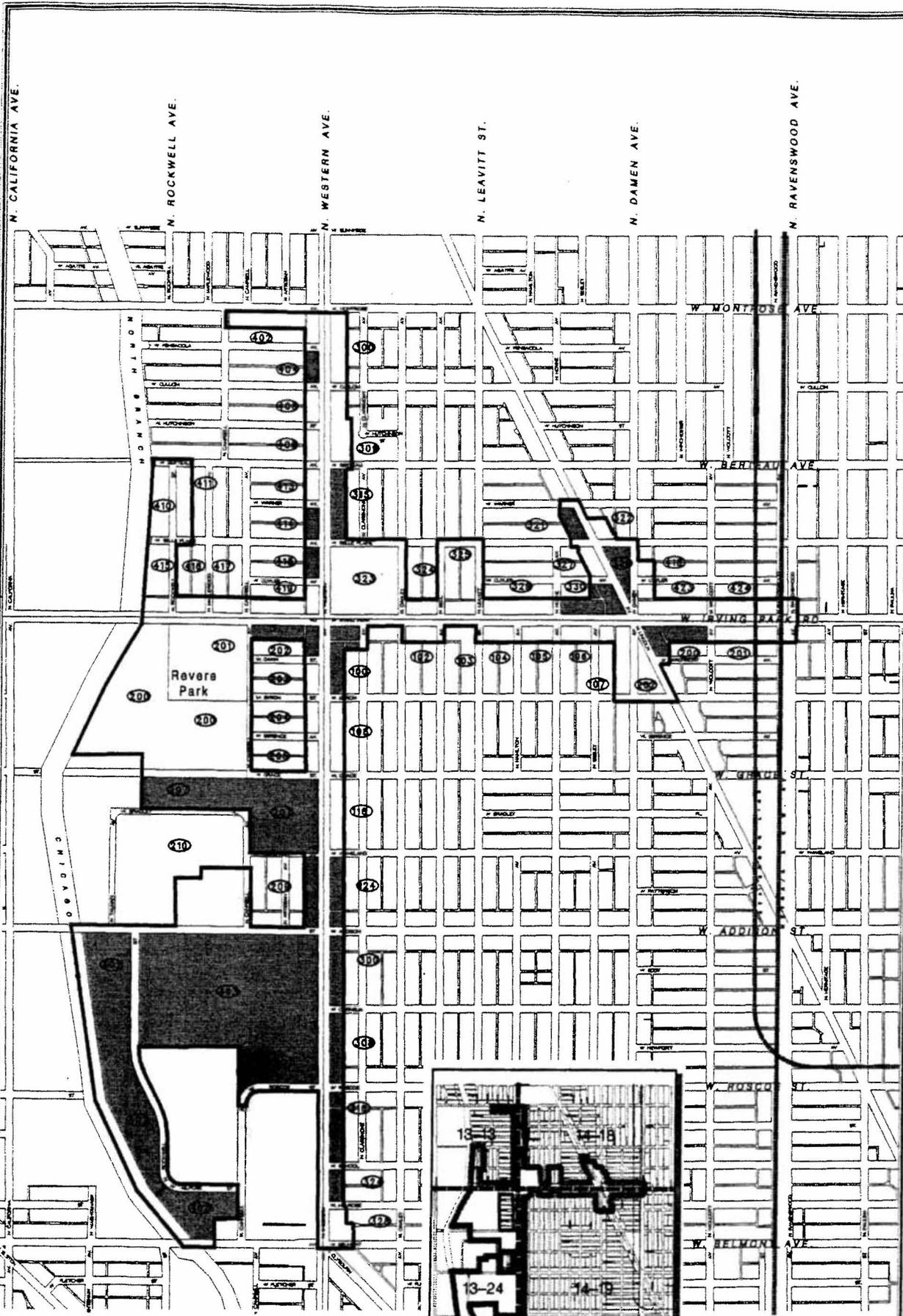
-  TIF BOUNDARY
-  BLOCK NUMBER*
-  DETERIORATION

*Based on Cook County Property Index Numbering (P-I-N) System.

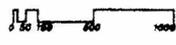
September
1999

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Campbell Tiu Campbell, Inc.
Architects - Planners - Construction Managers



NORTH



CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 4 D

CONSERVATION
FACTORS MAP
STRUCTURES BELOW
MINIMUM CODE

LEGEND

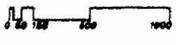
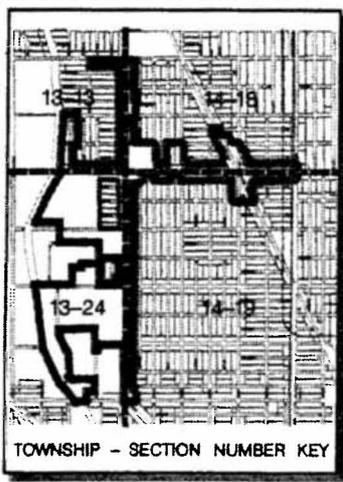
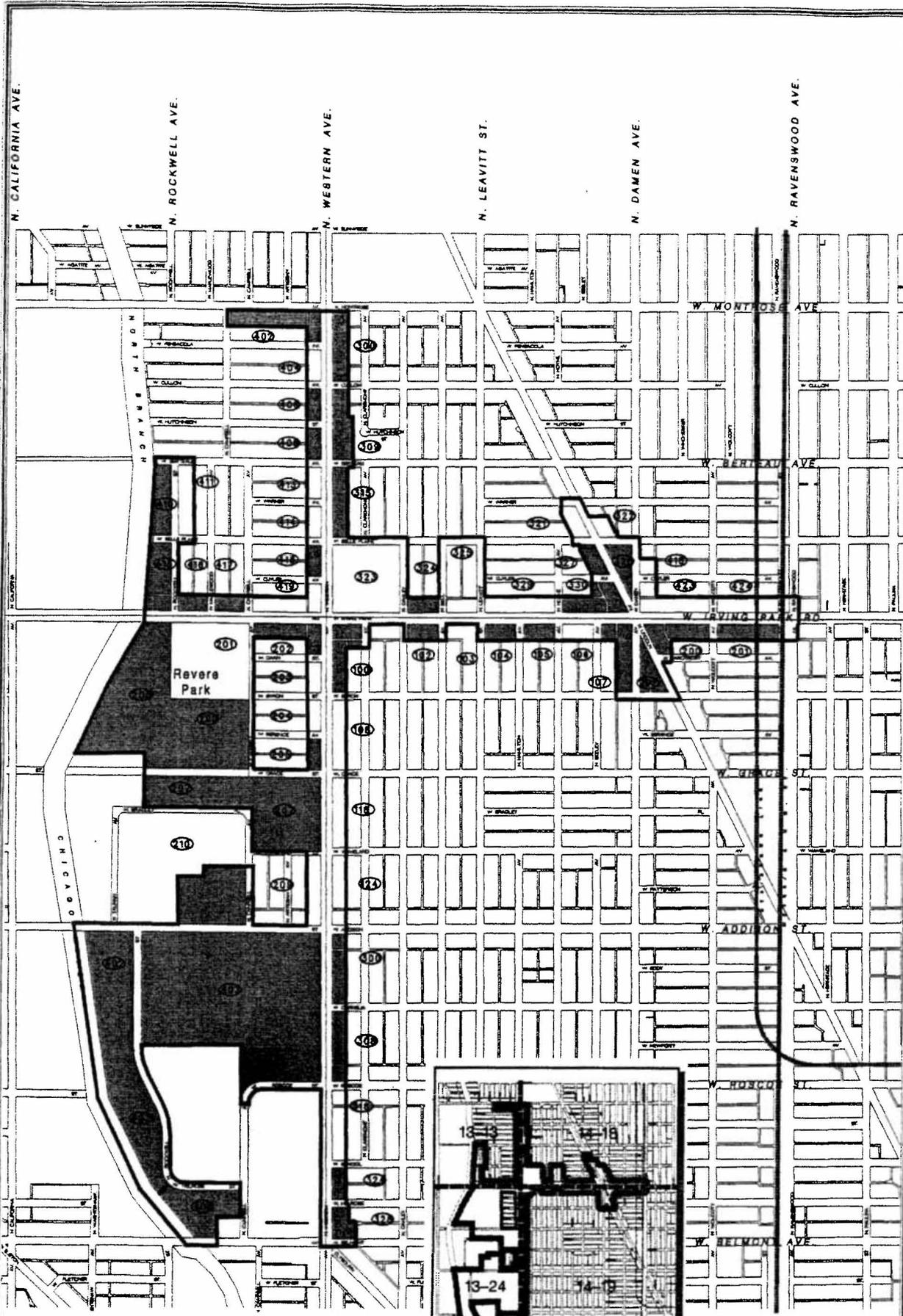
-  TIF BOUNDARY
-  BLOCK NUMBER*
-  STRUCTURES BELOW MINIMUM CODE

*Based on Cook County Property Index Numbering (P-I-N) System.

September
1999

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Campbell Tiu Campbell, Inc.
Architects - Planners - Construction Managers



CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 4E

CONSERVATION
FACTORS MAP
OBSOLESCENCE

LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER*
-  OBSOLESCENCE

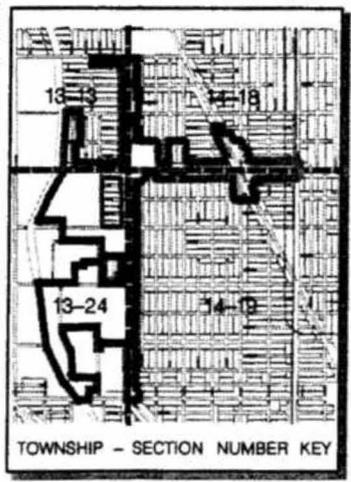
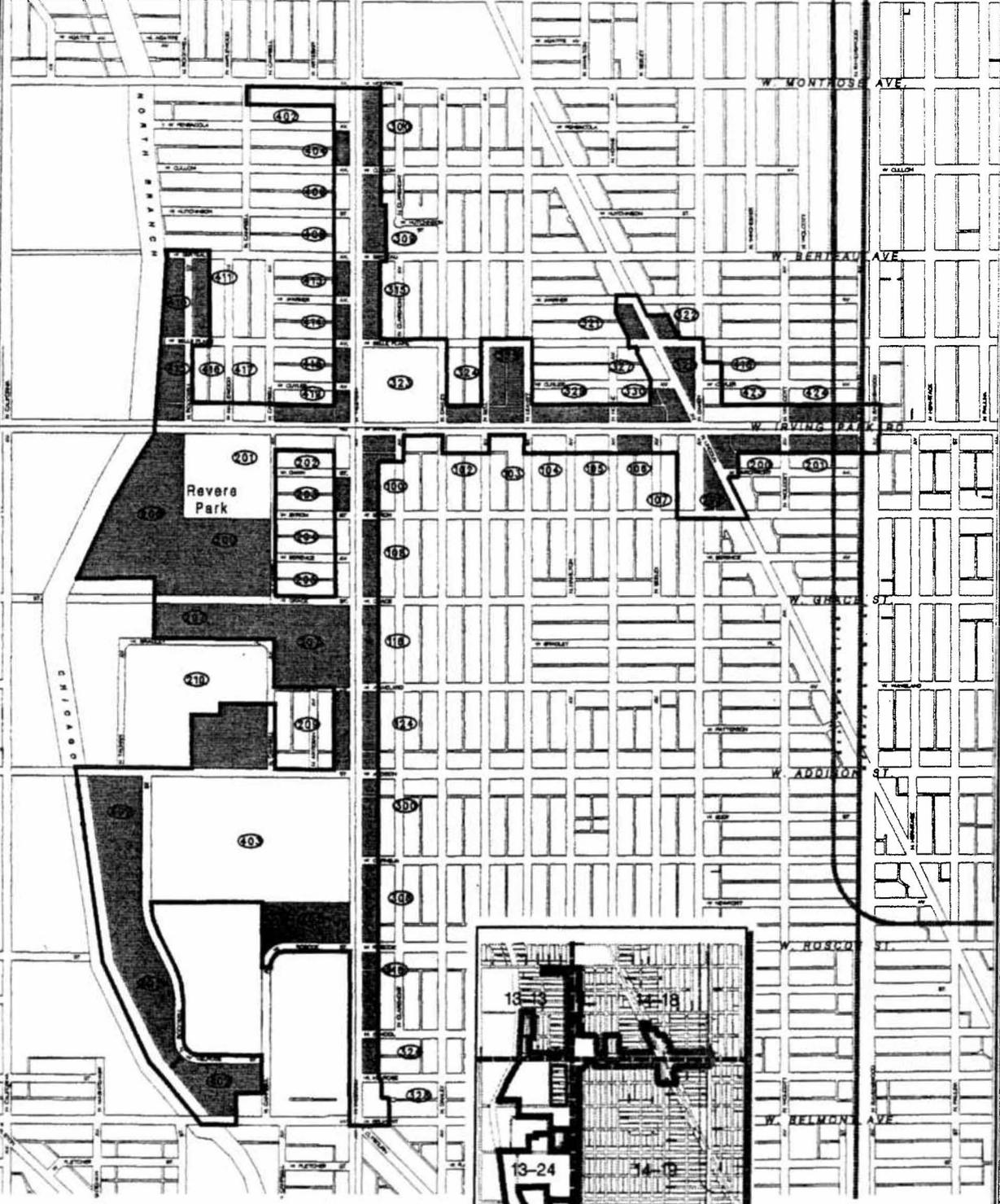
*Based on Cook County Property Index Numbering (P-L-N) System.

September
1999

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

 Campbell Tiu Campbell, Inc.
Architects - Planners - Construction Managers

N. CALIFORNIA AVE.
N. ROCKWELL AVE.
N. WESTERN AVE.
N. LEAVITT ST.
N. DAMEN AVE.
N. RAVENSWOOD AVE.



CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 4 F

CONSERVATION FACTORS MAP

DELETERIOUS LAND USE OR LAY-OUT

LEGEND

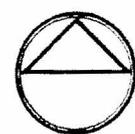
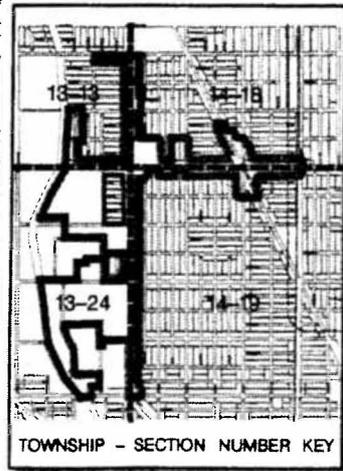
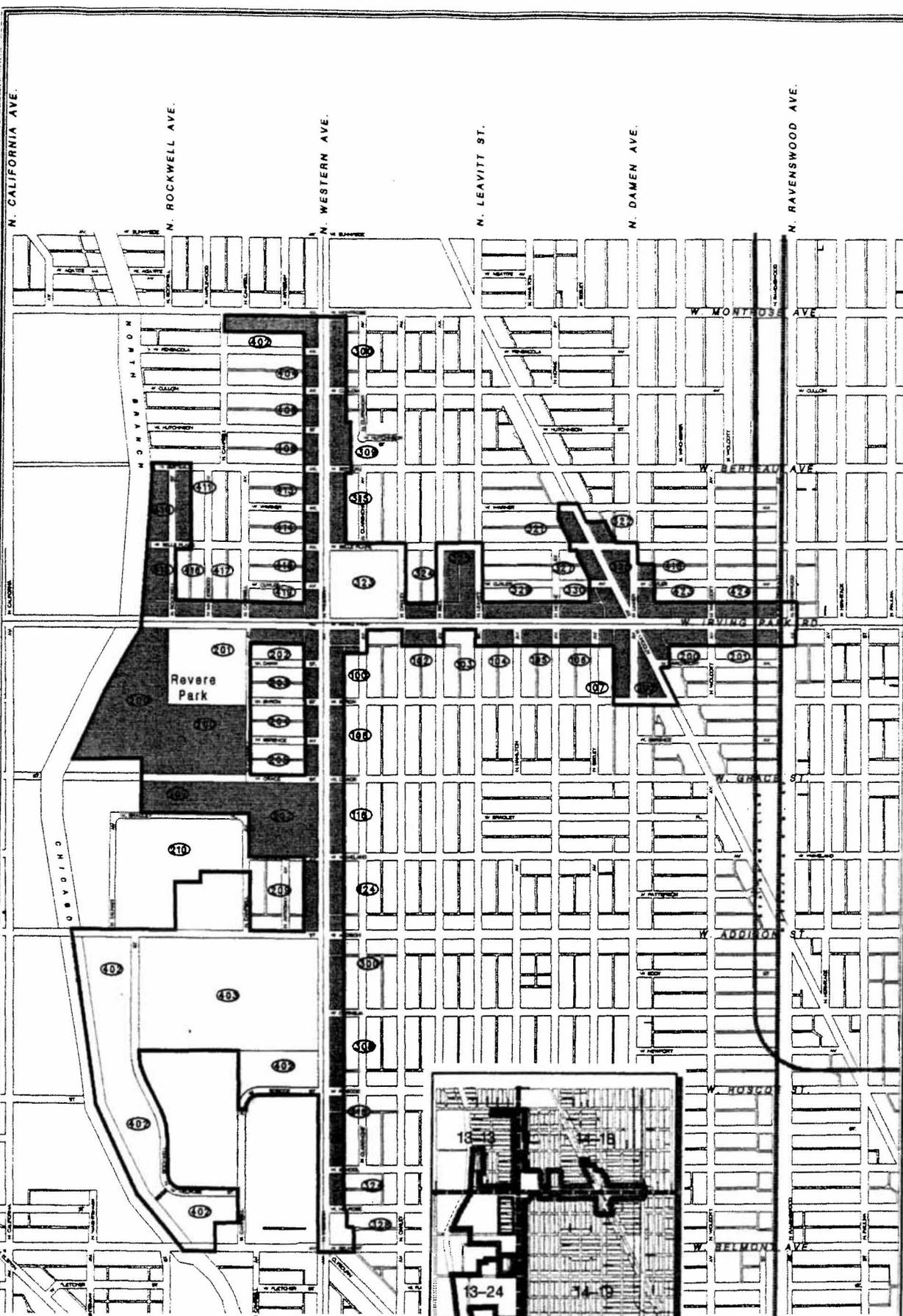
-  TIF BOUNDARY
-  BLOCK NUMBER*
-  DELETERIOUS LAND USE OR LAY-OUT

*Based on Cook County Property Index Numbering (P-I-N) System.

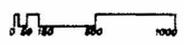
September 1999

S. B. Friedman & Company
Real Estate, Landmarks and Development Consultants

Campbell Tiu Campbell, Inc.
Architects • Planners • Construction Managers



NORTH



1. Depreciation of Physical Maintenance

Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into disrepair and exhibits blighting conditions that need remediation. Nearly one (1) out of every two (2) buildings exhibit some level of depreciation of physical maintenance. One hundred eighty-six (186) of the 408 (46%) buildings within the Western Avenue South RPA exhibit significant deferred maintenance of building components, including missing roof materials, rotted window and door frames, missing brick mortar in exterior walls, and peeling paint or unfinished surfaces.

In addition, some alleys, sidewalks, curbs and gutters, and street pavement are in poor condition with irregular, cracked, rutted, and patched surfaces. Some fences and gates surrounding the properties exhibit deferred maintenance as well, including peeling paint, rusting, weakening, and bowing.

This eligibility factor was considered to be present to a meaningful extent on 84% of the blocks within the Western Avenue South RPA.

2. Deterioration

This eligibility factor is present to a meaningful extent on one (1) out of every three (3) blocks. Fifty-three of the 408 buildings (13%) within the Western Avenue South RPA demonstrate a significant level of deterioration. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance. Structural deterioration, coupled with depreciation of physical maintenance, are indicative of an area that is at risk of becoming blighted without direct intervention.

In addition, deterioration was documented on accessory buildings and ancillary property within the Western Avenue South RPA. Accessory buildings and ancillary property include garages, surface parking lots, and property enclosed with fencing. Deterioration also was documented on Western Avenue South RPA infrastructure and included potholed, cracked, and uneven pavement.

This eligibility factor was considered to be present to a meaningful extent on 33% of the blocks within the Western Avenue South RPA.

3. Structures Below Minimum Code

Relying upon data provided by the City of Chicago Department of Buildings, 149 code violation citations have been issued for 88 different property addresses within the Western Avenue South RPA between 1994 and the beginning of 1999. This eligibility factor was found to be present to a meaningful extent on 60%, or nearly two (2) out of every three (3), of the blocks within the Western Avenue South RPA. This continuing problem underscores the documented depreciation of physical

maintenance, and in more extreme cases, deterioration of the area's buildings. Structures below code standards indicate that a building is in a current state of non compliance and poses the risk for a structure to fall into more severe disrepair.

The 149 code violation citations have implicated 88, or 22%, of the buildings within the Western Avenue South RPA between 1994 and the beginning of 1999.

4. Obsolescence

An appreciable amount of functional obsolescence exists within the Western Avenue South RPA. Obsolescence, either functional, economic, or some combination of both, was documented for 155 of the 408 buildings (38%) within the RPA. Approximately two (2) out of every three (3) blocks exhibits some type of obsolescence. A majority of the buildings within the Western Avenue South RPA were built at least 35 years ago and the floor lay-outs of these buildings were designed for business operations that have become outmoded, or they were designed to accommodate specific types of businesses. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore render the structure functionally obsolete. This functional obsolescence directly inhibits the redevelopment of these properties due to the enormous practical disadvantages faced by potential new users.

In addition to functional obsolescence, the economic obsolescence of many area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values), and lack of viable tenants for commercial space. The incidence of excessively vacant buildings to a minor extent further indicates economic obsolescence, as disuse is a strong indicator of obsolescence.

Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

This eligibility factor is present to a meaningful extent on 65% of the blocks within the RPA.

5. Deleterious Land Use and Lay-Out

Deleterious land use and lay-out was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel or may relate to the conflict between incompatible land uses between nearby and adjacent properties. Therefore, it was necessary to evaluate deleterious land use and lay-out in this manner. There are 584 parcels (or PINS) within the Western Avenue South RPA. Eighty-seven percent (87%), or 508 parcels, were affected by deleterious land use or lay-out. This factor was present to a meaningful extent on 50 (88%) of the 57 blocks in the RPA and therefore was found to be present to a major extent throughout the Western Avenue South RPA. Deleterious land use or lay-out exists in several forms

throughout the Western Avenue South RPA, as discussed below.

Western Avenue from Belmont to Montrose

Among the more common deleterious lay-out problems are shallow lot depths along the east and west sides of Western Avenue between Belmont and Montrose. There are 297 parcels along Western Avenue that have lot depths of 113 feet or less, which is shallower than the standard City lot. These 297 parcels are distributed among twenty-six (26) blocks, or 46% of the total blocks located within the RPA. Shallow lots restrict the size of current and future commercial occupants on these sites as well as limit the size and feasibility of new development. For such parcels to be redeveloped requires assembly of adjoining parcels to create wider and/or deeper parcels suitable for contemporary use.

Other problems along Western Avenue include deleterious land use due to nonconforming land uses. The presence of single-family homes is not consistent with the current zoning of the area, which is a combination of restricted service and commercial districts. Conflicts of shared alley spaces between commercial and residential can arise due to truck traffic and loading areas. The coexistence of the residential uses with the commercial character is not conducive to either use and poses potential dangers to residents within this area.

Addison Industrial Corridor

The properties included in the Addison Industrial Corridor, which runs along the North Branch of the Chicago River, exhibit several features of deleterious land use or lay-out which may discourage future development in the area and threaten the future existence of the industrial corridor. Lack of streetscaping, insufficient vehicular access, conflicting land uses, crowded structures, and underutilized land area are some of the conditions found within in this area of the RPA.

Two large industrial users are located south of Irving Park Road at Rockwell, situated directly west of Revere Park. Another industrial facility is located south of Revere Park. These industrial properties and the park are separated by a private road and low fencing. The area should be redesigned to provide buffers and other types of screening to accommodate the close proximity of the park and the industrial facilities. This area may be better configured to accommodate the existing facilities thereby successfully retaining the institutional and industrial uses in this area.

The north side of Irving Park Road north to Berteau, from the North Branch of the Chicago River east to Western Avenue contains industrial land uses abutting single-family homes, causing land use conflicts. The residential areas are surrounded by industrial and heavy commercial land uses. Conflicts arise due to truck traffic and unloading in the shared alleys between Rockwell and Western, from Berteau to Irving Park. Should this industrial area be expanded through further development, these conflicts will be exacerbated by increased truck traffic in alleys and neighborhood streets.

Underlying problems associated with this area are the lack of site improvements and streetscaping

along industrial roads and the lack of buffering or even fencing between uses. These areas are in need of substantial investment to create an industrial park appearance that successfully blends with the neighboring residential areas. The perpendicular parking areas along Rockwell between Irving Park and Berteau are lacking any landscaping to soften the hard concrete appearance of the area. Area improvements could include street resurfacing, tree planting, and screening. Without these improvements, the Addison Industrial Corridor within the RPA then would fall into further disrepair and would minimize development opportunities throughout the rest of the RPA. Furthermore, lack of improvements in this area could have adverse affects on the property values of the surrounding areas.

Irving Park Road from Oakley to Ravenswood

Other examples of deleterious land use are illustrated in a ten-block vicinity along Irving Park from Oakley on the west to Ravenswood on the east, including the properties surrounding the intersection of Lincoln/Damen/Irving. This area exhibits widespread deleterious land use because of the large number of structures that are non-conforming uses. The presence of single-family homes is not consistent with the current zoning of the area, which is a combination of restricted service and retail districts. Conflicts of shared alley spaces between commercial and residential uses may arise from truck traffic and loading areas. The coexistence of the residential uses with the commercial character is not conducive to either use and poses problems to the area as a whole.

Coupled with the issue of non-conforming uses is the incidence of deleterious lay-out in this area. Irregularly shaped blocks and parcels are located on both the north and south sides of Irving Park Road between Lincoln and Damen. These triangularly shaped blocks create parcels which are triangular and/or angular. These parcels could limit potential redevelopment opportunities because private developers may incur costs for land assembly to create larger, more rectangularly-shaped tracts of land that are conducive to modern commercial uses. The presence of this lay-out feature limits the size and feasibility of developments within the Western Avenue South RPA.

In addition, there are areas of potential danger to pedestrians. Pedestrian activity around the Irving Park CTA station presents safety concerns as commuters regularly cross Irving Park mid-block between the station and residential areas to the south. Commuters emerging into the street from between buildings are difficult for motorists to see. Among other potential pedestrian hazards are the narrow sidewalks along Irving Park near the CTA station, which put pedestrians close to parked cars and vehicular traffic. The sidewalk between and under the CTA tracks contains deteriorated pavement, dumpsters, parked cars, and poor lighting which make it an unattractive and unsafe pedestrian environment.

The problems associated with this area along Irving Park Road near the CTA station extend to the areas surrounding the intersection of Lincoln Avenue, Damen Avenue, and Irving Park Road. This intersection and the surrounding area exhibits widespread deleterious lay-out because of the insufficient vehicular access and pedestrian hazards between Belle Plaine and Byron along Lincoln and Damen. The intersection at Lincoln/Damen/Irving has very wide crossing distances and poor pedestrian signals. It is especially difficult to cross due to the large number of vehicular turning

movements.

Summary

The presence of these deleterious land use and lay-out features limit future development opportunities within the Western Avenue South RPA. The success of the area's commercial district is threatened by the combination of insufficient vehicular access, unsafe pedestrian movement, and nonconforming land uses. These problems aggravate traffic patterns and poses special hazards for pedestrians who shop or live in the Western Avenue South RPA.

Minor Supporting Factors

In addition to the factors that previously have been documented as being present to a major extent within the Western Avenue South RPA, two (2) additional factors are present to a minor extent. These additional factors demonstrate that the Western Avenue South RPA is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial, industrial, and residential disinvestment.

1. Excessive Vacancies

A building was judged to be excessively vacant if it appeared to be at least one-third vacant. The high incidence of functionally or economically obsolete buildings also may be indicative of future increases in vacancy levels since these buildings may eventually be unable to facilitate the needs of specific types of businesses. As a result of high reconfiguration and rehabilitation costs, current tenants may eventually vacate the premises.

This eligibility factor was considered to be meaningfully present on 16% of the blocks within the Western Avenue South RPA.

2. Lack of Community Planning

Lack of community planning is an area-wide factor, not necessarily attributable to any one parcel. Throughout the Western Avenue South RPA, there is evidence that community plans for the area have not been implemented. The North Center Commercial Area Master Plan, completed in July 1998, outlines redevelopment and design strategies for areas within the RPA. Implementation of these strategies is dependent upon the adoption of the Western Avenue South RPA.

This eligibility factor is present throughout the Western Avenue South RPA.

4. Redevelopment Project & Plan

Redevelopment Needs of the Western Avenue South RPA

The land use and existing conditions for the area suggest five redevelopment needs for the Western Avenue South RPA:

- property assembly, demolition, and site preparation
- infrastructure and streetscape improvements
- capital improvements for public facilities and institutional uses that further the objectives set forth in the Redevelopment Project and Plan
- resources for retail, commercial, industrial, and residential development
- job training assistance

The Redevelopment Plan identifies tools for the City to: support the re-establishment and improvement of the RPA as active mixed-use districts suitable for modern-day users; support other improvements that serve the redevelopment interests of the local community and the City; and assist existing business establishments to promote their desirability through expansion, improvement, and/or other mechanisms as set forth in the Redevelopment Plan.

Currently, the Western Avenue South RPA is characterized by conflicting land use patterns, structural deterioration, poor vehicular and pedestrian access, and buildings that are no longer suitable for modern commercial and industrial uses. These area and building conditions are minimizing the value of commercial, industrial, and residential properties in the area compared to other commercial and residential districts elsewhere in the City, limiting local area employment opportunities and growth, and contributing to the lack of new investment within the RPA.

The public improvements outlined in the Redevelopment Plan will create an environment conducive to private investment and redevelopment within the Western Avenue South RPA. The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Western Avenue South RPA. To support specific projects and encourage future investment in the RPA, public resources including tax increment financing may be used to facilitate property assembly, demolition, and site preparation for future private sector redevelopment activities; modernize RPA infrastructure; create an identity for the community; and support building rehabilitation. The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly and demolition by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan may be assisted using tax increment revenues.

Ultimately, the goals, objectives and strategies are designed to redevelop the RPA as a vibrant mixed-use commercial district, strengthening adjacent residential districts and providing new and enhanced commercial activities that complement and service the residential population.

Goals, Objectives and Strategies

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the Western Avenue South RPA.

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Western Avenue South RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish Irving Park Road and Western Avenue as active and vibrant mixed-use commercial districts that provide a comprehensive range of commercial and retail uses to the surrounding residential community. Residential and institutional uses should be accommodated where appropriate. In addition, the Addison Industrial Corridor located within RPA should be upgraded and improved. That portion of the Addison Industrial Corridor located within the RPA runs along the east side of the Chicago River, as described below:

- properties bounded by Addison on the south, Irving Park on the north, Western on the east, and the Chicago River on the west;
- properties on the west side of Rockwell between Irving Park on the south and Belle Plaine on the north; and
- certain properties on the east and west sides of Rockwell between Belle Plaine on the south and Berteau on the north.

Without improvements, the Addison Industrial Corridor can fall into further disrepair and minimize development opportunities in the surrounding areas. That portion of the Addison Industrial Corridor located within the RPA abuts residential neighborhoods. Therefore, it is critical to upgrade and improve the Addison Industrial Corridor within the RPA to create an industrial park appearance that successfully blends with these neighboring residential areas. Improvements to the Addison Industrial Corridor within the RPA should be constructed to prevent any adverse impacts to the River and the surrounding residential neighborhoods.

Rehabilitation and redevelopment of the RPA will induce redevelopment opportunities in surrounding neighborhoods. The redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. Fourteen objectives support the overall goal of area-wide revitalization of the Western Avenue South RPA. These include:

1. Encourage retail, commercial, industrial, and residential development by facilitating the assembly, preparation and marketing of vacant and improved sites, and assisting private developers to assemble suitable sites for modern development needs;

2. Encourage the development of senior housing;
3. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, and residential development and redevelopment, as appropriate;
4. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, industrial, viaduct clearance, and residential development as well as the rehabilitation of residential, commercial, institutional, and public properties within the Western Avenue South RPA;
5. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the Western Avenue South RPA;
6. Support the goals and objectives of other overlapping plans, including the *North Center Commercial Area Master Plan* (City of Chicago Planning Now Study, July 1998), and coordinate available federal, state, and local resources to further the goals of this redevelopment plan;
7. Encourage the development of mixed-use retail/commercial, residential, and institutional uses, as appropriate, along Irving Park Road, at the core intersection of Irving Park/Damen/Lincoln, along Western Avenue, Montrose Avenue, and Lincoln Avenue;
8. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity, such as the Irving Park/Damen/Lincoln intersection and the Irving Park CTA Station, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
9. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
10. Strengthen the economic well-being of the Western Avenue South RPA by providing resources for retail, commercial, residential, industrial, and institutional development in the Western Avenue South RPA, as appropriate;
11. Encourage the upgrade and improvement of the that portion of the Addison Industrial Corridor located within the RPA to create an industrial park appearance that successfully blends with the neighboring residential areas while modernizing the corridor for modern day industrial users. Improvements may include, but are not limited to: streetscaping,

landscaping, buffering, and improved vehicular and pedestrian circulation. Without these improvements, that portion of the Addison Industrial Corridor located within the RPA can fall into further disrepair and disuse as an industrial area, and minimize development opportunities in the surrounding areas;

12. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as schools, parks, transit facilities, and libraries;
13. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Western Avenue South RPA; and
14. Support job training programs and increase employment opportunities, including high-technology jobs, for area residents.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

Implement Public Improvements. A series of public improvements throughout the Western Avenue South RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, industrial, and residential development.

These improvements may include new streetscaping, improved street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, reductions in area curb-cuts, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

Develop Vacant and Underutilized Sites. The redevelopment of vacant and underutilized sites within the Western Avenue South RPA is expected to stimulate both physical and economic private investment and enhance properties within the RPA.

Encourage Private Sector Activities. Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects and other improvements that are consistent with the goals of this Redevelopment Plan.

Facilitate Property Assembly, Demolition, and Site Preparation. To meet the goals, policies and/or objectives of this Redevelopment Plan, the City may acquire and assemble

property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan may be assisted using tax increment revenues.

Facilitate/Support New Development. In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and strategies of this Redevelopment Plan and/or the acquisition and assembly of property by the City under the authority of this TIF Redevelopment Plan.

Redevelopment Plan Elements

There are three (3) general categories of activities that may be supported by tax increment funds under the provisions of the Act:

- **Development/Redevelopment/Rehabilitation Activities**, such as:
 - Site assembly, demolition, and site preparation
 - Interest subsidies
 - Rehabilitation costs
 - Relocation costs
 - Environmental remediation (including necessary abatement prior to demolition or rehabilitation activities)
- **Public Improvements**, such as:
 - Provision or rehabilitation of public improvements, including open space and taxing district facilities
 - Capital costs, as they are incurred as a result of, or in furtherance of, the redevelopment plan

- **Administrative Support and Financing**, such as:
 - Job training and related educational programs
 - Analysis, administration, studies, legal, etc.
 - Financing costs

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”). A number of key types of projects, activities and improvements were identified for the Western Avenue South RPA and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change, it is likely that additional projects may be suggested throughout the life of the Western Avenue South RPA. To the extent that these projects are consistent with the goals of this Redevelopment Plan and the related costs are eligible under the Act, these projects may be considered for funding.

Site Assembly, Demolition, and Preparation. Land may be acquired for the purposes of land assembly for future redevelopment in accordance with the “Facilitate Property Assembly, Demolition, and Site Preparation” strategy. Relocation assistance may be provided in order to facilitate redevelopment of portions of the Western Avenue South RPA, and to meet the other City objectives. Business or households legally occupying properties that are acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate. The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan can be funded using tax increment revenues.

Marketing. In conjunction with site assembly activities, the City may market sites to commercial and retail developers, by means of site signage, direct mailings, audio/visual marketing materials, and site brochures.

Public Improvements. Public improvements within the Western Avenue South RPA along all arterial and collector streets, and railroad and public right-of-way overpasses may be undertaken to facilitate redevelopment activities, including but not limited to, the following:

- Street, alley and sidewalk resurfacing;
- Street lighting;
- Traffic signalization;
- Reconstruction of street curbs and gutters;
- Underground water and sanitary systems;
- Streetscaping;
- Public facilities; and
- Open space.

These public improvements should be designed to enhance the area for private commercial, industrial, and residential investment. The public improvements will also be designed to give a marketable identity to the RPA as an important commercial and retail destination within the North Center community.

Environmental Remediation of Redevelopment Sites. Many of the potential redevelopment opportunity sites within the Western Avenue South RPA at one time accommodated commercial, industrial, or residential structures, and the possibility exists that these parcels may contain hazardous building materials that were left on-site which must be removed prior to any new construction.

Commercial, Residential, Industrial and Institutional Rehabilitation. Existing commercial properties may be targeted for rehabilitation to improve their market competitiveness, stabilize the commercial segments within the Western Avenue South RPA, and provide opportunities for commercial, retail, and industrial job retention and attraction. Residential properties may also benefit from TIF assistance to repair structural and/or mechanical elements. Similarly, community institutional resources also may be eligible to receive TIF assistance to improve their facilities to better serve the surrounding communities.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Western Avenue South RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Western Avenue South RPA. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

The City requires that developers who receive TIF assistance for the development of market rate housing must set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

Future Land Use

The future land use of the Western Avenue South RPA reflects the objectives of the Redevelopment Plan, which are to: support the reestablishment and improvement of Irving Park Road and Western Avenue as active mixed-use districts; enhance and upgrade the Addison Industrial Corridor located within the RPA; and support other improvements that serve the redevelopment interests of the local community, current business owners, and the City. The proposed objectives are compatible with historic land use patterns and support current development trends in the area. These proposed land uses are detailed on Map 5, and include: mixed-use, commercial, institutional, industrial, and parks.

CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 5
PROPOSED
LAND USE
MAP

LEGEND

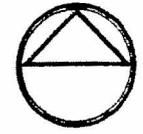
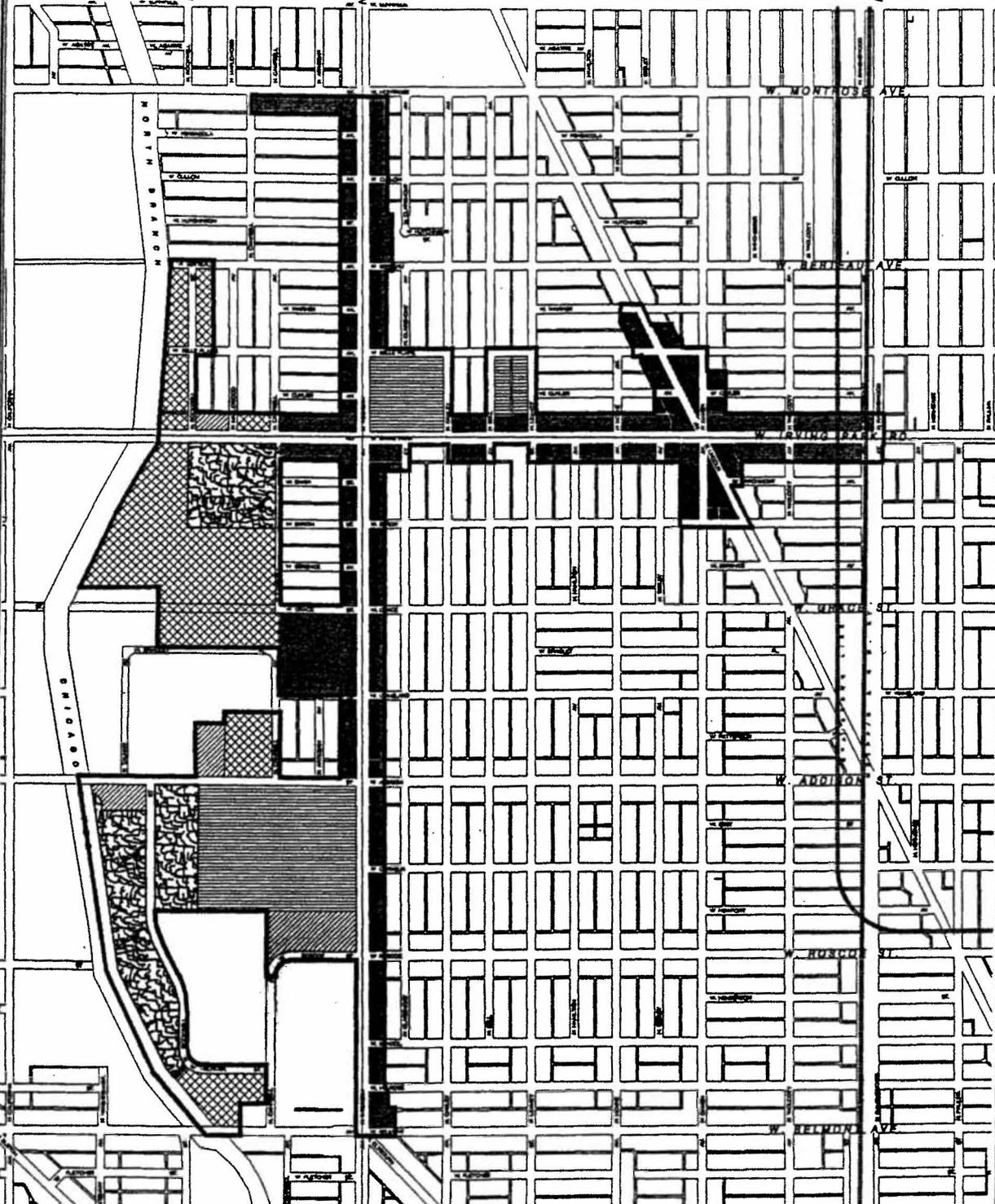
- TIF BOUNDARY
- PREDOMINANT USE**
-  MIXED USE
-  COMMERCIAL
-  INSTITUTIONAL
-  INDUSTRIAL
-  PARKS

September
1999

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Campbell Tiu Campbell, Inc.
Architects - Planners - Construction Managers

N. CALIFORNIA AVE.
N. ROCKWELL AVE.
N. WESTERN AVE.
N. LEAVITT ST.
N. DAMEN AVE.
N. RAVENSWOOD AVE.



NORTH

Housing Impact and Related Matters

The Area contains 28 single-family buildings, 60 multi-family buildings, and 107 mixed-use buildings with upper story residential for an estimated total of 509 residential units. Approximately 474 of the 509 residential units in the Area are inhabited. Because the Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

Included in the Plan is Map 5, Proposed Land Use. This map indicates parcels of real property on which there are buildings containing residential units that could be removed if the Plan is implemented in this regard, and that to the extent those units are inhabited, the residents thereof might be displaced. The Plan also includes information on the conditions of buildings within the Area. Some of the residential buildings exhibit a combination of characteristics such as dilapidation or deterioration and excessive vacancies which might result in a building's removal and the displacement of residents, during the time that this Plan is in place.

The number and type of residential buildings in the Area potentially affected by the Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Area. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households, were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers and data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records or census data.

Any buildings containing residential units that may be removed and any displacement of residents of inhabited units projected in this Plan are expressly intended to be within the contemplation of the comprehensive program intended or sought to be implemented pursuant to this Plan. To the extent that any such removal or displacement will affect households of low-income and very low-income persons, there shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Area. For the purposes hereof, "low-income households," "very low-income households," and "affordable housing" shall have the meanings set forth in the Illinois Affordable Housing Act.

Map and Survey Overview

Based on the Plan's Proposed Land Use Map 5, where compared to Map 3, Existing Land Use Map included herein, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in that regard, could result in such buildings being removed. There are an estimated 507 total residential units potentially affected by land use change as reflected on the Proposed Land Use Map of which 474 units are occupied residential units. Of this number, 101

are estimated to be occupied by residents classified as low-income, and 121 are estimated to be occupied by residents classified as very low-income. In instances where residential uses on the Existing Land Use Map are changed to mixed use, as shown on the Proposed Land Use Map, the future land use may continue to be residential.

In addition to the various maps discussed previously, the building condition survey revealed that one (1) residential building exhibits dilapidation. This condition, if left unchecked, may result in the removal of this building and the displacement of residents. Based on the building conditions survey, it is possible that two (2) residential units could be removed. These units may be located anywhere within the Area, but will be limited to a total of two (2) to be removed without amendment of this Plan in accordance with the requirements of the Act. It is estimated that one (1) of these units is occupied by a resident(s) classified as low-income, or very low-income.

The Appendix contains references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs. Additional references to reflect the impacted buildings are included in the Eligibility Analysis in Part 3 of this report. Parcels that may be impacted are listed and indicated by an asterisk (*) in the EAV Summary Table located in Appendix 2 of this report.

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but limited to parking lots and other concrete or asphalt barriers;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;
4. Up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very-low income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
5. Costs of the construction of public works or improvements including the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project if the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
6. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;
7. Financing costs, including but not limited to, all necessary and incidental expenses related

to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto and interest accruing during a construction period;

8. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
11. Payment in lieu of taxes;
12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
13. Interest costs incurred by a developer or other users related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development

project during that year;

- c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
 - e. The percentage increases from 30% to 75% for the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
14. The cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development; and
15. Unless explicitly stated in the Act and as provided for in relation to low- and very-low income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community. The City may incur Redevelopment Project Costs which are paid for from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

TABLE 2: ESTIMATED TIF ELIGIBLE COSTS

Project/Improvements	Estimated Project Costs*
Professional Services	\$1,500,000
Property Assembly: land assembly, demolition, site preparation, environmental remediation	\$7,000,000
Rehabilitation Costs	\$18,000,000
Public Works or Improvements (1)	\$20,000,000
Relocation	\$500,000
Job Training	\$1,500,000
Interest Costs	\$8,000,000
Day Care	\$2,500,000
TOTAL REDEVELOPMENT COSTS (2)	\$59,000,000

*Exclusive of capitalized interest, issuance costs, and other financing costs

(1) This category may also include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the City by written agreement accepts and approves such costs.

(2) All costs are in 1999 dollars and may be increased by the rate of inflation reflected in the National Consumer Price Index. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

Phasing and Scheduling of the Redevelopment

Each private project within the Western Avenue South RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The redevelopment plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2024).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Western Avenue South RPA is contiguous to the Addison Corridor RPA and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas

created under the Act. The City may utilize net incremental property tax revenues received from the Western Avenue South RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Western Avenue South RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Western Avenue South RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

The Western Avenue South RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Western Avenue South RPA, the City may determine that it is the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Western Avenue South RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Western Avenue South RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Western Avenue South RPA and such areas. The amount of revenue from the Western Avenue South RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Western Avenue South RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Western Avenue South RPA, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame discussed above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as

may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Western Avenue South RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Western Avenue South RPA. The 1998 EAV of all taxable parcels in the Western Avenue South RPA is approximately \$71,161,000. This total EAV amount by PIN is summarized in Appendix 2. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

Anticipated Equalized Assessed Valuation

By 2023 the EAV for the Western Avenue South RPA will be approximately \$143,879,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 3% per year on the EAV of all properties within the Western Avenue South RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.1799; and 3) a tax rate of 8.872% for the duration of the Western Avenue South RPA.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required to evaluate whether or not the RPA has been subject to growth through private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some new investment has occurred in the Western Avenue South RPA between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the RPA. Taken as a whole, the RPA has not been subject to growth and development through investment by private enterprise. The Western Avenue South RPA is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the RPA has lagged behind that of the City of Chicago and both Jefferson and Lake View Townships. The compound annual growth rate of EAV for the Western Avenue South RPA was 2.95% between 1994 and 1998. In comparison, the compound annual growth rate of EAV was 3.06% for the City of Chicago, 3.10% for Jefferson Township, and 4.37% for Lake View Township over the same period of time.

As another method to examine the scope of new investment in the Western Avenue South RPA, *S. B. Friedman & Company* examined building permit data for the period between 1994 and early 1999 provided by the City of Chicago Department of Buildings. One hundred twenty-one permits were issued within the Western Avenue South RPA totaling \$10.3 million during that time period. Approximately 6 of these permits were for building demolition, 15 for code compliance, and the remaining 100 (\$10.1 million adjusted for demolition and code compliance), were for new construction, rehabilitation, mechanical upgrades, or minor repairs.

Based on our review of the data, approximately 19 of the 100 permits totaling nearly \$5 million were initiated for public facilities (i.e., public schools, libraries, or CTA) improvements or for institutional purposes. The remaining 81 permits (\$5 million) were privately initiated, with \$1.7 million, or approximately 35%, of the \$5 million in total private investment issued for new construction. Total private investment amounts to approximately \$1 million per year over the past 5 years, or approximately 1% of total market value of all property within the TIF district. At this rate, it would take the private market a substantial amount of time to replace the current market value of the RPA.

Furthermore, our review of the permit data revealed that a majority the new construction and private investment has been limited to specific locations within the RPA and has not been evenly distributed throughout the area. Fifteen permits totaling \$3 million dollars, or nearly 61% of the total private investment, were issued to only 4 different buildings. Three of these permits, totaling approximately \$800,000, were for new construction. The remaining \$2.2 million were issued for alterations to existing uses, general repairs, and miscellaneous or revisions. Without these permits, the total private investment would total only \$2 million dollars. This is approximately \$400,000 per year, or approximately 0.4% of the total market value of all property within the RPA.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Western Avenue South RPA.

Finding: The Redevelopment Project Area (Western Avenue South RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

But for....

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Western Avenue South RPA.

Without the support of public resources, the redevelopment objectives of the Western Avenue South RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Western Avenue South RPA as a mixed-use commercial district are expensive, and the private market, on its own, has shown little ability to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. TIF funds can be used to fund site preparation, property assembly, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the Western Avenue South RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation of the Western Avenue South RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Western Avenue South RPA and the Western Avenue South RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The Western Avenue South RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

The proposed land Chicago uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

Dates of Completion

The dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Western Avenue South RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values may also lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the Western Avenue South RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Western Avenue South RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the Western Avenue South RPA. At the time when the Western Avenue South RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Western Avenue South RPA will be distributed to all taxing districts levying taxes against property located in the Western Avenue South RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

The following major taxing districts presently levy taxes on properties located within the Western Avenue South RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (approximately 3 blocks) of the RPA boundaries:

City of Chicago

- Lincoln Belmont Branch Library (1659 W. Melrose)
- Sulzer Regional Library (4455 N. Lincoln)
- Chicago Fire Department-Engine 112 Station House (3801 N. Damen)
- Chicago Police Department-19th District Station (2452 W. Belmont)
- Streets and Sanitation 47th Ward Office (4141 N. Rockwell)

Chicago Board of Education

- Bell Elementary School (3730 N. Oakley)
- Coonley Elementary School (4046 N. Leavitt)
- Lane Technical High School (2501 W. Addison)
- Courtney Special Needs School (1726 W. Berteau)

Chicago School Finance Authority**Chicago Park District**

- Richard Clark Park (3400 N. Rockwell)
- Revere Park (2509 W. Irving Park)
- Welles Park (2333 W. Sunnyside)

Metropolitan Water Reclamation District of Greater Chicago**County of Cook****Cook County Forest Preserve District**

Map 6 illustrates the locations of community facilities operated by the above listed taxing districts within close proximity to the Western Avenue South RPA.

Redevelopment activity may cause increased demand for services from 1 or more of the above listed taxing districts. In 1994, the Act was amended to require an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for service from, any taxing district affected by the Redevelopment Plan and description of any program to address such financial impacts or increased demand. The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.

City of Chicago. The City is responsible for a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing and zoning codes.

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Western Avenue South RPA can be handled adequately by City police, fire protection, library, sanitary collection and recycling services and programs maintained and operated by the City. In addition to several public service facilities operated by the City within the Western Avenue South RPA, there also are public facilities in close proximity to the area. Therefore, no special programs are proposed for the City. In addition, to the extent that the revitalization efforts result in reduced crime and physical improvements which reduce the risk of fire, the Redevelopment Plan actually may result in some cost savings.

Chicago Board of Education and Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance, and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

It is likely that some families who purchase new housing or rent new apartments in the Western Avenue South RPA will send their children to public schools, putting increased demand on area

CITY OF CHICAGO

WESTERN AVENUE SOUTH

TIF DISTRICT

MAP 6

COMMUNITY FACILITIES

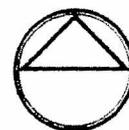
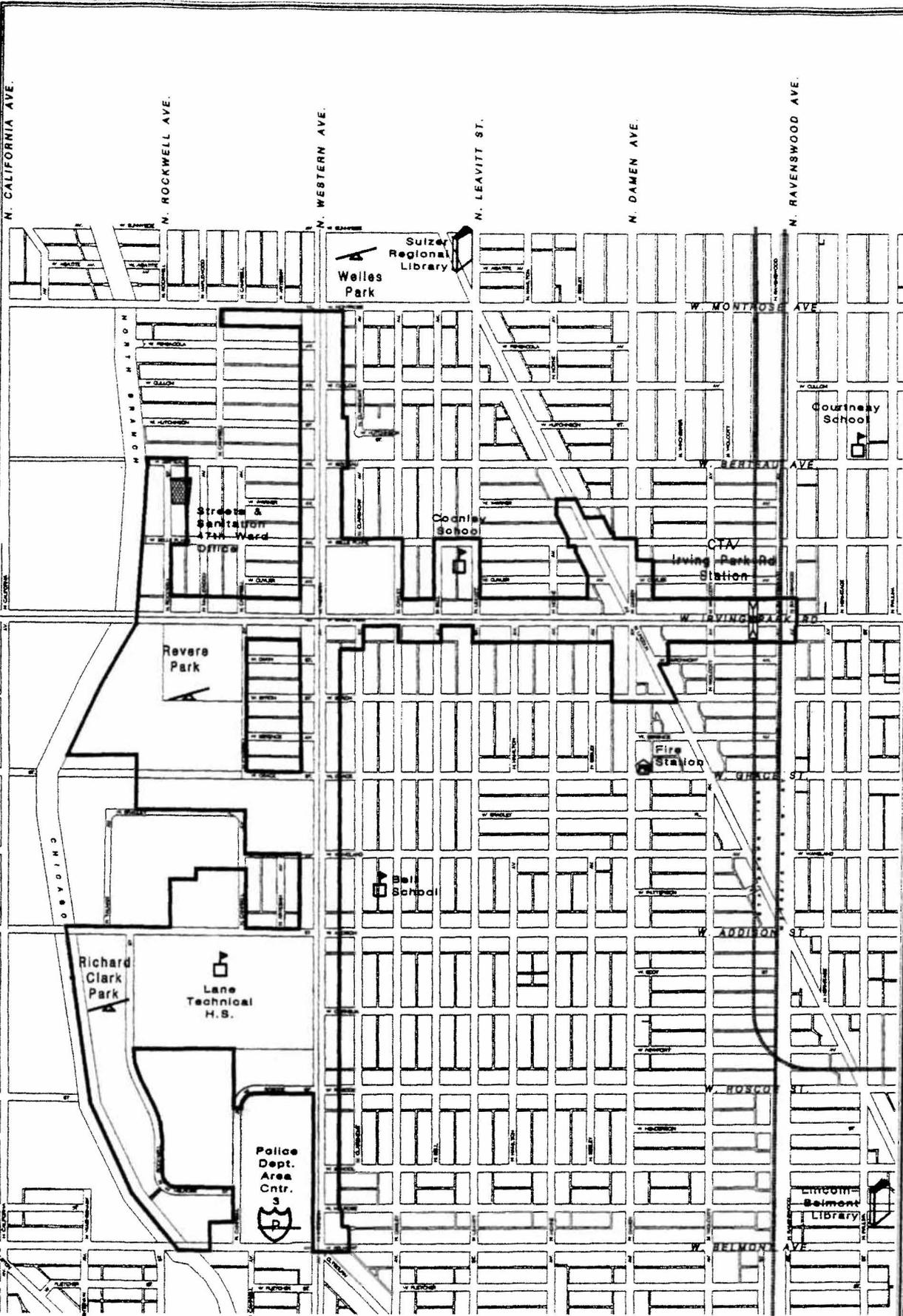
LEGEND

-  TIF BOUNDARY
-  PARK/PLAYLOT/ GREENSPACE
-  SCHOOL
-  FIRE DEPARTMENT
-  LIBRARY
-  TRANSIT STATION
-  POLICE DEPARTMENT
-  SANITATION DEPARTMENT

September 1999

S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Campbell Tiu Campbell, Inc.
Architects • Planners • Construction Managers



NORTH

school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Many of the new home owners or renters may come from the immediate neighborhood and some of these families may send their children to private schools. Existing absorption capacity was verified through data provided by the office of Planning & Educational Programming at the Chicago Public Schools (CPS). These data reveal that the public schools that serve the area immediately surrounding the Western Avenue South RPA collectively operate at approximately 70% of full capacity, and are able to support more students. According to information provided by the CPS, we assumed that elementary schools reach full capacity at 80% of their design capacity in calculating the utilization rate. Although Lane Technical High School (Lane Tech) and Courtney School are located within or near the RPA, they were not included in the utilization rate: Lane Tech is a magnet school and therefore has an enrollment boundary that encompasses the entire City north of Roosevelt Road, and Courtney is a special needs school with unique design and program capacities. The City intends to monitor development in the Western Avenue South RPA and, with the cooperation of the Board of Education, and will ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities through the City and for the provision of recreation programs.

The replacement of vacant and underutilized properties with residential and non-residential development may result in an increase in population within the Western Avenue South RPA, which may result in additional demand for services from the district. It is expected that the households that may be added to the Western Avenue South RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Western Avenue South RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

Metropolitan Water Reclamation District. This district provides the main trunk lines for the collection of waste water from Cities, Villages and Towns, and for the treatment and disposal thereof.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Western Avenue South RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

County of Cook. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

It is expected that any increase in demand for Cook County services can be handled adequately by

existing services and programs maintained and operated by the County. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

7. Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City is committed to and will require developers to follow and affirmatively implement the following principles in redevelopment agreements with respect to this Redevelopment Plan. However, the City may implement programs aimed at assisting small businesses which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, handicapped status, national origin, sexual preference, creed, or ancestry.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.

***Appendix 1:
Boundary and Legal Description (Balsamo/Olson Engineering Co.)***

Legal Description for Western Avenue South RPA

9-24-99

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND THE EAST HALF OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MONTROSE AVENUE WITH CENTERLINE OF CAMPBELL AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID MONTROSE AVENUE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 135 THROUGH 152 IN GRANT PARK ADDITION AND LOTS 44 THROUGH 48 IN RUDOLPH & BROWN'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF CULLOM AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID CULLOM AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 49 THROUGH 57 IN SAID RUDOLPH & BROWNS SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE SOUTHWEST CORNER OF LOT 66 IN SAID RUDOLPH AND BROWN'S SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 66 TO THE NORTHWEST CORNER OF LOT 8 IN OAKLEY GARDENS SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID OAKLEY GARDENS SUBDIVISION AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF BERTEAU AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 499 THROUGH 522 OF RUDOLPH'S SUBDIVISION OF BLOCKS 6 AND 7 OF OGDEN'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF BELLE PLAINE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF OAKLEY AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 19 THROUGH 28 IN A. H. BURLEY'S SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF BELL AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF BELLE PLAINE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF LEAVITT STREET; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 134 THROUGH 157 IN RUDOLPH'S SUBDIVISION OF

Legal Description for Western Avenue South RPA

9-24-99

BLOCKS 10 AND 11 IN OGDEN'S SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF HOYNE AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID HOYNE AVENUE WITH THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 47 THROUGH 61 IN SAID RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF LOT 36 IN SAID RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF CUYLER AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WESTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 10 IN SAID RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID EXTENSION AND SAID WESTERLY ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF BELLE PLAINE AVENUE; THENCE NORTHWEST TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID BELLE PLAINE AVENUE WITH THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 217 THROUGH 226 IN RUDOLPH'S SUBDIVISION OF BLOCKS 4 AND 5 OF OGDEN'S SUBDIVISION; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID WESTERLY ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF WARNER AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHWESTERLY CORNER OF LOT 209 IN SAID RUDOLPH'S SUBDIVISION OF BLOCKS 4 AND 5; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 209 AND ITS NORTHEAST EXTENSION TO THE EASTERLY LINE OF A PUBLIC ALLEY ADJOINING LOTS 207 THROUGH 216 IN SAID RUDOLPH'S SUBDIVISION OF BLOCKS 4 AND 5; THENCE SOUTHEASTERLY ALONG SAID EASTERLY ALLEY LINE AND ITS SOUTHEAST EXTENSION TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 158 THROUGH 167 IN SAID RUDOLPH'S SUBDIVISION OF BLOCKS 4 AND 5; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF BELLE PLAINE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF DAMEN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 25 IN BLOCK 6 IN CUYLER'S ADDITION TO RAVENSWOOD; THENCE EAST ALONG SAID NORTH LINE OF LOT 25 AND ITS EAST EXTENSION TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 19 THROUGH 28 IN SAID CUYLER'S ADDITION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF CUYLER AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID CUYLER AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 19 THROUGH 23 IN BLOCK 5 OF SAID CUYLER'S ADDITION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE

Legal Description for Western Avenue South RPA

9-24-99

NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 24 THROUGH 47 IN SAID BLOCK 5; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF WOLCOTT AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID WOLCOTT AVENUE WITH THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 22 THROUGH 42 IN BLOCK 4 OF SAID CUYLER'S ADDITION; THENCE EAST ALONG SAID NORTH ALLEY LINE AND ITS EAST EXTENSION TO THE EASTERLY MOST RIGHT OF WAY LINE OF RAVENSWOOD AVENUE; THENCE SOUTH ALONG SAID EASTERLY MOST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 21 IN BLOCK 3 OF CHARLES J. FORD'S SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF WOLCOTT AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID WOLCOTT AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 14 IN BLOCK 4 OF SAID CHARLES J. FORD'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 25 THROUGH 27 IN SAID BLOCK 4; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF LARCHMONT STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF BYRON AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 23 IN A SUBDIVISION OF BLOCK 6 OF EXECUTORS OF W. E. JONES SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 41 THROUGH 45 IN SAID SUBDIVISION OF BLOCK 6; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF SEELEY AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID SEELEY AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 46 THROUGH 55 IN SAID SUBDIVISION OF BLOCK 6; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF HOYNE AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID HOYNE AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 10 IN A SUBDIVISION OF BLOCK 7 OF SAID EXECUTORS OF W. E. JONES SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF HAMILTON AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID HAMILTON AVENUE WITH THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 11 THROUGH 20 IN SAID SUBDIVISION OF BLOCK 7; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST

Legal Description for Western Avenue South RPA

9-24-99

EXTENSION TO THE WEST RIGHT OF WAY LINE OF LEAVITT STREET; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF IRVING PARK ROAD; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF BELL AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 6 THROUGH 15 IN A SUBDIVISION OF BLOCK 8 OF EXECUTORS OF W. E. JONES SUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE CENTERLINE OF OAKLEY AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE SOUTH RIGHT OF WAY LINE OF IRVING PARK ROAD; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF CLAREMONT AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 43 IN THE SUBDIVISION OF BLOCK 9; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 17 THROUGH 30 IN SAID SUBDIVISION OF BLOCK 9; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF BYRON STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID BYRON STREET WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 20 OF WM. ZELOSKY'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF GRACE STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID GRACE STREET WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 61 THROUGH 80 IN CAROLINE OGDEN JONES SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF WAVELAND AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID WAVELAND AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 64 THROUGH 78 IN SHELDON'S ESTATE SUBDIVISION OF BLOCK 23; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 9 IN SAID SHELDON'S ESTATE SUBDIVISION; THENCE WEST TO THE EAST LINE OF THE WEST 10 FEET OF LOT 5 IN SAID SHELDON'S ESTATE SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 10 FEET TO THE NORTH RIGHT OF WAY LINE OF ADDISON STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID ADDISON STREET WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOT 1 IN WM. ZELOSKY'S RESUBDIVISION OF LOTS 1 TO 9 AND LOTS 64 THROUGH 78 IN SHELDON'S ESTATE SUBDIVISION OF BLOCK 32; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF CORNELIA AVENUE; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID CORNELIA AVENUE WITH THE EAST

Legal Description for Western Avenue South RPA

9-24-99

LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 18 IN BLOCK 8 OF C. T. YERKE'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 19 THROUGH 29 IN SAID BLOCK 8; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST LINE OF LOT 23 IN SAID BLOCK 8; THENCE SOUTH ALONG SAID EAST LINE OF LOT 23 TO THE NORTH RIGHT OF WAY LINE OF ROSCOE STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID ROSCOE STREET WITH THE EAST LINE OF THE WEST 4 FEET OF LOT 6 IN BLOCK 9 OF SAID C. T. YERKE'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 4 FEET TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING SAID LOT 6; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 12 THROUGH 29 IN SAID BLOCK 9; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF SCHOOL STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID SCHOOL STREET WITH THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 25 THROUGH 35 IN BLOCK 1 OF W. L. SCHRADER'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF MELROSE STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF A LINE 58 FEET WEST FROM AND PARALLEL WITH THE WEST LINE OF BLOCK 2 OF SAID W. L. SCHRADER'S SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF SAID MELROSE STREET; THENCE SOUTH ALONG SAID PARALLEL LINE, 125 FEET; THENCE EAST, PARALLEL WITH A PUBLIC ALLEY ADJOINING LOTS 16 THROUGH 30 IN SAID BLOCK 2, TO SAID WEST LINE OF SAID BLOCK 2; THENCE SOUTH ALONG THE SAID WEST LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF WESTERN AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF ROSCOE STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF ROSCOE STREET TO A POINT OF CURVATURE; THENCE CONTINUING WEST ALONG SAID RIGHT OF WAY CURVE TO THE NORTH LINE OF LOT 7 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS; THENCE WEST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY CURVE OF SAID ROSCOE STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY CURVE TO THE WEST RIGHT OF WAY LINE OF CAMPBELL AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE AND ITS NORTH EXTENSION TO THE SOUTH LINE OF LOT 1 IN SAID COUNTY CLERK'S DIVISION; THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 AND ITS WEST EXTENSION TO THE EAST RIGHT OF WAY OF ROCKWELL STREET, SAID EAST RIGHT OF WAY BEING A SERIES OF LINES

Legal Description for Western Avenue South RPA

9-24-99

AND CURVES; THENCE SOUTHERLY ALONG SAID LINE AND CURVE SERIES TO THE NORTH RIGHT OF WAY LINE OF MELROSE STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF CAMPBELL AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO A LINE 200 FEET SOUTH FROM AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID MELROSE STREET; THENCE WEST ALONG SAID PARALLEL LINE TO A LINE 225 FEET WEST FROM AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF SAID CAMPBELL AVENUE; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF BELMONT AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24; THENCE NORTH ALONG SAID EAST LINE TO THE CENTER THREAD OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTHWESTERLY ALONG THE COMMON COURSES OF SAID CENTER THREAD TO THE NORTH RIGHT OF WAY LINE OF ADDISON STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF BLOCK 19 OF KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE OF BLOCK 19, 414.04 FEET, MORE OR LESS; THENCE EAST, 240.93 FEET, MORE OR LESS; THENCE NORTH, 73.51 FEET, MORE OR LESS; THENCE EAST, 392.63 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF CAMPBELL AVENUE; THENCE CONTINUING EAST TO THE EAST RIGHT OF WAY OF SAID CAMPBELL AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF ADDISON STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 1 THROUGH 11 IN CHAS. KEMNITZ JR. SUBDIVISION AND LOTS 1 THROUGH 12 IN WM. ZELOSKY'S SUBDIVISION OF PART OF BLOCK 20 OF SAID KINZIE'S SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF WAVELAND AVENUE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF CAMPBELL AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF BRADLEY PLACE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT 199.72 FEET, MORE OR LESS, EAST OF THE NORTH EXTENSION OF THE WEST RIGHT OF WAY LINE OF TALMAN AVENUE; THENCE NORTH, 594.48 FEET, MORE OR LESS; THENCE WEST, 469.99 FEET, MORE OR LESS, TO THE WEST LINE OF BLOCK 7 OF SAID KINZIE'S SUBDIVISION; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 7 AND THE WEST LINE OF BLOCKS 8 AND 3 OF SAID KINZIE'S SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE OF IRVING PARK ROAD; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID IRVING PARK ROAD WITH THE WEST LINE OF LOT 25 IN BLOCK 4 OF PAUL O. STENSLAND'S SECOND SUBDIVISION; THENCE

Legal Description for Western Avenue South RPA

9-24-99

NORTHERLY ALONG THE WEST LINE OF SAID PAUL O. STENSLAND'S SECOND SUBDIVISION TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 3 OF SAID PAUL O. STENSLAND'S SECOND SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF BERTEAU AVENUE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID BERTEAU AVENUE WITH THE WESTERLY LINE OF LOT 104 IN FLICK'S SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE OF BERTEAU AVENUE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY ADJOINING LOTS 25 THROUGH 48 IN BLOCK 2 OF SAID PAUL O. STENSLAND'S SECOND SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION, SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF BELLE PLAINE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF ROCKWELL STREET; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF ROCKWELL STREET TO THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 18 THROUGH 27 IN BLOCK 5 OF SAID PAUL O. STENSLAND'S SECOND SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF MAPLEWOOD AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID MAPLEWOOD AVENUE WITH THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 18 THROUGH 27 IN BLOCK 6 OF SAID PAUL O. STENSLAND'S SECOND SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF CAMPBELL AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID CAMPBELL AVENUE WITH THE NORTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 29 THROUGH 46 IN BLOCK 4 OF PAUL O. STENSLAND'S SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF A NORTH AND SOUTH PUBLIC ALLEY THROUGH BLOCKS 4, 3, 2 AND 1 OF SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF BERTEAU AVENUE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID BERTEAU AVENUE WITH THE WEST LINE OF A NORTH AND SOUTH PUBLIC ALLEY THROUGH BLOCKS 4, 3, 2 AND 1 OF LUTZ PARK ADDITION TO RAVENSWOOD; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ADJOINING LOTS 11 THROUGH 36 IN BLOCK 1 OF SAID LUTZ PARK ADDITION TO RAVENSWOOD; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE CENTERLINE OF CAMPBELL AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE SOUTH RIGHT OF WAY LINE OF MONTROSE AVENUE, BEING SAID POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT PART IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE SOUTH LINE OF A

Legal Description for Western Avenue South RPA

9-24-99

PUBLIC ALLEY ADJOINING LOTS 11 THROUGH 28 IN HAYNES & WEHRHEIM'S SUBDIVISION; AND NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF GRACE STREET; AND WESTERLY OF THE WEST LINE OF A PUBLIC ALLEY ADJOINING LOTS 6 THROUGH 10 AND LOTS 47 THROUGH 56 IN SAID HAYNES & WEHRHEIM'S SUBDIVISION AND ALSO ADJOINING LOTS 1 THROUGH 10 IN BLOCK 1 AND LOTS 1 THROUGH 10 IN BLOCK 2 OF RIVER PARK SUBDIVISION; AND EASTERLY OF THE EAST RIGHT OF WAY LINE OF CAMPBELL AVENUE.

***Appendix 2:
Summary of EAV (by PIN)***

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1	13 - 13 - 402 - 001 - 0000	\$ 87,298	\$ 190,301
2	13 - 13 - 402 - 002 - 0000	\$ 9,047	\$ 19,722
3	13 - 13 - 402 - 003 - 0000	\$ 17,806	\$ 38,815
4	13 - 13 - 402 - 004 - 0000	\$ 8,710	\$ 18,987
5	13 - 13 - 402 - 005 - 0000	\$ 17,023	\$ 37,108 *
6	13 - 13 - 402 - 006 - 0000	\$ 80,378	\$ 175,216
7	13 - 13 - 402 - 007 - 0000	\$ 17,156	\$ 37,398 *
8	13 - 13 - 402 - 018 - 0000	\$ 16,597	\$ 36,180 *
9	13 - 13 - 402 - 019 - 0000	\$ 17,809	\$ 38,822 *
10	13 - 13 - 402 - 020 - 0000	\$ 19,416	\$ 42,325 *
11	13 - 13 - 402 - 021 - 0000	\$ 39,282	\$ 85,631
12	13 - 13 - 402 - 048 - 0000	\$ 36,426	\$ 79,405 *
13	13 - 13 - 402 - 049 - 0000	\$ 12,701	\$ 27,687 *
14	13 - 13 - 402 - 050 - 0000	\$ 101,433	\$ 221,114 *
15	13 - 13 - 402 - 051 - 0000	\$ 233,180	\$ 508,309
16	13 - 13 - 402 - 053 - 0000	\$ 120,030	\$ 261,653
17	13 - 13 - 404 - 047 - 0000	\$ 47,805	\$ 104,210 *
18	13 - 13 - 404 - 048 - 0000	\$ 14,130	\$ 30,802 *
19	13 - 13 - 404 - 049 - 0000	\$ 19,945	\$ 43,478
20	13 - 13 - 404 - 050 - 0000	\$ 42,250	\$ 92,101
21	13 - 13 - 404 - 051 - 0000	\$ 41,234	\$ 89,886
22	13 - 13 - 404 - 052 - 0000	\$ 41,234	\$ 89,886
23	13 - 13 - 404 - 053 - 0000	\$ 54,643	\$ 119,116
24	13 - 13 - 404 - 054 - 0000	\$ 44,025	\$ 95,970 *
25	13 - 13 - 406 - 054 - 0000	\$ 26,173	\$ 57,055
26	13 - 13 - 406 - 055 - 0000	\$ 36,128	\$ 78,755
27	13 - 13 - 406 - 056 - 0000	\$ 47,612	\$ 103,789
28	13 - 13 - 406 - 057 - 0000	\$ 27,992	\$ 61,020 *
29	13 - 13 - 406 - 058 - 0000	\$ 83,981	\$ 183,070
30	13 - 13 - 408 - 051 - 0000	\$ 11,303	\$ 24,639
31	13 - 13 - 408 - 052 - 0000	\$ 8,838	\$ 19,266
32	13 - 13 - 408 - 053 - 0000	\$ 8,838	\$ 19,266
33	13 - 13 - 408 - 054 - 0000	\$ 8,838	\$ 19,266
34	13 - 13 - 408 - 055 - 0000	\$ 9,222	\$ 20,103
35	13 - 13 - 408 - 056 - 0000	\$ 8,254	\$ 17,993
36	13 - 13 - 408 - 057 - 0000	\$ 8,254	\$ 17,993
37	13 - 13 - 408 - 058 - 0000	\$ 34,498	\$ 75,202 *
38	13 - 13 - 408 - 059 - 0000	\$ 26,986	\$ 58,827 *
39	13 - 13 - 408 - 060 - 0000	\$ 33,632	\$ 73,314 *
40	13 - 13 - 410 - 001 - 0000	\$ 7,169	\$ 15,628
41	13 - 13 - 410 - 002 - 0000	\$ 7,019	\$ 15,301
42	13 - 13 - 410 - 003 - 0000	\$ 7,532	\$ 16,419

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
43	13 - 13 - 410 - 004 - 0000	\$ 7,626	\$ 16,624
44	13 - 13 - 410 - 005 - 0000	\$ 7,685	\$ 16,753
45	13 - 13 - 410 - 006 - 0000	\$ 7,787	\$ 16,975
46	13 - 13 - 410 - 007 - 0000	\$ 7,993	\$ 17,424
47	13 - 13 - 410 - 008 - 0000	\$ 14,909	\$ 32,500
48	13 - 13 - 410 - 009 - 0000	\$ 15,017	\$ 32,736
49	13 - 13 - 410 - 010 - 0000	\$ 41,093	\$ 89,579
50	13 - 13 - 410 - 011 - 0000	\$ 15,715	\$ 34,257
51	13 - 13 - 410 - 012 - 0000	\$ 15,480	\$ 33,745
52	13 - 13 - 410 - 013 - 0000	\$ 15,516	\$ 33,823
53	13 - 13 - 410 - 014 - 0000	\$ 16,270	\$ 35,467
54	13 - 13 - 410 - 019 - 0000	\$ 194,098	\$ 423,114
55	13 - 13 - 411 - 003 - 0000	\$ 7,600	\$ 16,567
56	13 - 13 - 411 - 004 - 0000	\$ 7,600	\$ 16,567
57	13 - 13 - 411 - 005 - 0000	\$ 17,776	\$ 38,750 *
58	13 - 13 - 411 - 006 - 0000	\$ 11,565	\$ 25,211 *
59	13 - 13 - 411 - 007 - 0000	\$ 25,685	\$ 55,991
60	13 - 13 - 411 - 008 - 0000	\$ 30,529	\$ 66,550
61	13 - 13 - 411 - 020 - 0000	\$ 34,487	\$ 75,178
62	13 - 13 - 411 - 021 - 0000	\$ 81,154	\$ 176,908
63	13 - 13 - 411 - 044 - 0000	\$ 73,800	\$ 160,877
64	13 - 13 - 411 - 045 - 0000	\$ 37,220	\$ 81,136
65	13 - 13 - 411 - 046 - 0000	\$ 70,000	\$ 152,593
66	13 - 13 - 411 - 047 - 0000	\$ 41,963	\$ 91,475
67	13 - 13 - 411 - 048 - 0000	\$ 81,649	\$ 177,987
68	13 - 13 - 413 - 033 - 0000	\$ 31,110	\$ 67,817
69	13 - 13 - 413 - 034 - 0000	\$ 32,234	\$ 70,267 *
70	13 - 13 - 413 - 035 - 0000	\$ 40,812	\$ 88,966
71	13 - 13 - 413 - 036 - 0000	\$ 40,812	\$ 88,966
72	13 - 13 - 413 - 037 - 0000	\$ 45,360	\$ 98,880
73	13 - 13 - 413 - 038 - 0000	\$ 18,190	\$ 39,652 *
74	13 - 13 - 413 - 039 - 0000	\$ 17,615	\$ 38,399
75	13 - 13 - 413 - 040 - 0000	\$ 18,944	\$ 41,296
76	13 - 13 - 414 - 035 - 0000	\$ 28,972	\$ 63,156
77	13 - 13 - 414 - 036 - 0000	\$ 18,632	\$ 40,616 *
78	13 - 13 - 414 - 037 - 0000	\$ 16,625	\$ 36,241 *
79	13 - 13 - 414 - 038 - 0000	\$ 9,294	\$ 20,260
80	13 - 13 - 414 - 039 - 0000	\$ 9,294	\$ 20,260
81	13 - 13 - 414 - 040 - 0000	\$ 9,952	\$ 21,694
82	13 - 13 - 414 - 041 - 0000	\$ 9,454	\$ 20,609
83	13 - 13 - 414 - 042 - 0000	\$ 71,613	\$ 156,109
84	13 - 13 - 414 - 043 - 0000	\$ 26,427	\$ 57,608

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
85	13 - 13 - 414 - 044 - 0000	\$ 19,570	\$ 42,661 *
86	13 - 13 - 415 - 014 - 0000	\$ 131,047	\$ 285,669
87	13 - 13 - 415 - 015 - 0000	\$ 138,599	\$ 302,132
88	13 - 13 - 415 - 016 - 0000	\$ 236,480	\$ 515,503
89	13 - 13 - 415 - 017 - 0000	\$ 93,636	\$ 204,117
90	13 - 13 - 416 - 022 - 0000	\$ 4,752	\$ 10,359
91	13 - 13 - 416 - 023 - 0000	\$ 4,950	\$ 10,791
92	13 - 13 - 416 - 027 - 0000	\$ 63,145	\$ 137,650
93	13 - 13 - 416 - 029 - 0000	\$ 47,036	\$ 102,534
94	13 - 13 - 417 - 037 - 0000	\$ 49,430	\$ 107,752
95	13 - 13 - 417 - 042 - 0000	\$ 111,451	\$ 242,952 *
96	13 - 13 - 417 - 043 - 0000	\$ 48,034	\$ 104,709
97	13 - 13 - 417 - 044 - 0000	\$ 200,192	\$ 436,399 *
98	13 - 13 - 418 - 035 - 0000	\$ 25,191	\$ 54,914
99	13 - 13 - 418 - 036 - 0000	\$ 26,268	\$ 57,262
100	13 - 13 - 418 - 037 - 0000	\$ 15,822	\$ 34,490 *
101	13 - 13 - 418 - 038 - 0000	\$ 4,955	\$ 10,801 *
102	13 - 13 - 418 - 039 - 0000	\$ 15,271	\$ 33,289 *
103	13 - 13 - 418 - 040 - 0000	\$ 34,780	\$ 75,817
104	13 - 13 - 418 - 041 - 0000	\$ 12,350	\$ 26,922
105	13 - 13 - 418 - 042 - 0000	\$ 10,973	\$ 23,920
106	13 - 13 - 418 - 043 - 0000	\$ 15,663	\$ 34,144 *
107	13 - 13 - 418 - 044 - 0000	\$ 14,108	\$ 30,754
108	13 - 13 - 419 - 019 - 0000	\$ 52,427	\$ 114,286
109	13 - 13 - 419 - 020 - 0000	\$ 20,871	\$ 45,497
110	13 - 13 - 419 - 021 - 0000	\$ 82,315	\$ 179,438
111	13 - 13 - 419 - 022 - 0000	\$ 32,429	\$ 70,692
112	13 - 13 - 419 - 023 - 0000	\$ 17,298	\$ 37,708 *
113	13 - 13 - 419 - 024 - 0000	\$ 49,842	\$ 108,651
114	13 - 13 - 419 - 025 - 0000	\$ 4,722	\$ 10,293
115	13 - 13 - 419 - 026 - 0000	\$ 15,725	\$ 34,279 *
116	13 - 13 - 419 - 027 - 0000	\$ 15,975	\$ 34,824 *
117	13 - 13 - 419 - 028 - 0000	\$ 12,787	\$ 27,874 *
118	13 - 13 - 419 - 029 - 0000	\$ 31,592	\$ 68,867
119	13 - 13 - 419 - 030 - 0000	\$ 31,592	\$ 68,867
120	13 - 13 - 419 - 031 - 0000	\$ 32,302	\$ 70,415
121	13 - 13 - 419 - 032 - 0000	\$ 50,665	\$ 110,445
122	13 - 13 - 419 - 033 - 0000	\$ 13,610	\$ 29,668 *
123	13 - 13 - 419 - 034 - 0000	\$ 26,245	\$ 57,211 *
124	13 - 13 - 419 - 035 - 0000	\$ 34,224	\$ 74,605
125	13 - 13 - 419 - 036 - 0000	\$ 12,422	\$ 27,079 *
126	13 - 13 - 419 - 037 - 0000	\$ 94,050	\$ 205,020

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
127	13 - 24 - 200 - 029 - 0000	\$ 594,569	\$ 1,296,101
128	13 - 24 - 200 - 030 - 0000	\$ 723,821	\$ 1,577,857
129	13 - 24 - 201 - 001 - 0000	\$ -	\$ -
130	13 - 24 - 201 - 002 - 0000	\$ -	\$ -
131	13 - 24 - 202 - 001 - 0000	\$ 4,995	\$ 10,889
132	13 - 24 - 202 - 004 - 0000	\$ 31,692	\$ 69,085
133	13 - 24 - 202 - 005 - 0000	\$ 14,783	\$ 32,225
134	13 - 24 - 202 - 006 - 0000	\$ 14,783	\$ 32,225
135	13 - 24 - 202 - 007 - 0000	\$ 25,224	\$ 54,986
136	13 - 24 - 202 - 008 - 0000	\$ 48,238	\$ 105,154
137	13 - 24 - 202 - 009 - 0000	\$ 117,496	\$ 256,130
138	13 - 24 - 202 - 010 - 0000	\$ 90,463	\$ 197,200
139	13 - 24 - 202 - 011 - 0000	\$ 3,784	\$ 8,249
140	13 - 24 - 202 - 012 - 0000	\$ 9,834	\$ 21,437
141	13 - 24 - 202 - 013 - 0000	\$ 42,896	\$ 93,509
142	13 - 24 - 202 - 014 - 0000	\$ 3,925	\$ 8,556
143	13 - 24 - 202 - 031 - 0000	\$ 15,093	\$ 32,901
144	13 - 24 - 202 - 032 - 0000	\$ 17,678	\$ 38,536
145	13 - 24 - 202 - 033 - 0000	\$ 10,963	\$ 23,898
146	13 - 24 - 202 - 034 - 0000	\$ 10,963	\$ 23,898
147	13 - 24 - 202 - 037 - 0000	\$ 10,963	\$ 23,898
148	13 - 24 - 202 - 038 - 0000	\$ 18,902	\$ 41,204
149	13 - 24 - 202 - 039 - 0000	\$ 15,869	\$ 34,593
150	13 - 24 - 202 - 040 - 0000	\$ 16,444	\$ 35,846
151	13 - 24 - 202 - 041 - 0000	\$ 5,481	\$ 11,948
152	13 - 24 - 202 - 042 - 0000	\$ 40,619	\$ 88,545
153	13 - 24 - 203 - 001 - 0000	\$ 3,925	\$ 8,556
154	13 - 24 - 203 - 017 - 0000	\$ 3,925	\$ 8,556
155	13 - 24 - 203 - 034 - 0000	\$ 8,308	\$ 18,111
156	13 - 24 - 203 - 035 - 0000	\$ 11,470	\$ 25,003
157	13 - 24 - 203 - 036 - 0000	\$ 15,685	\$ 34,192
158	13 - 24 - 203 - 037 - 0000	\$ 115,585	\$ 251,964
159	13 - 24 - 203 - 038 - 0000	\$ 38,527	\$ 83,985
160	13 - 24 - 203 - 039 - 0000	\$ 15,595	\$ 33,996
161	13 - 24 - 203 - 040 - 0000	\$ 21,367	\$ 46,578
162	13 - 24 - 204 - 029 - 0000	\$ 21,020	\$ 45,821
163	13 - 24 - 204 - 030 - 0000	\$ 9,254	\$ 20,173
164	13 - 24 - 204 - 031 - 0000	\$ 9,254	\$ 20,173
165	13 - 24 - 204 - 032 - 0000	\$ 11,524	\$ 25,121
166	13 - 24 - 204 - 033 - 0000	\$ 8,760	\$ 19,096
167	13 - 24 - 204 - 034 - 0000	\$ 9,113	\$ 19,865
168	13 - 24 - 204 - 035 - 0000	\$ 34,592	\$ 75,407

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
169	13 - 24 - 204 - 036 - 0000	\$ 34,592	\$ 75,407
170	13 - 24 - 204 - 037 - 0000	\$ 11,983	\$ 26,122
171	13 - 24 - 205 - 028 - 0000	\$ 87,378	\$ 190,475
172	13 - 24 - 205 - 029 - 0000	\$ 18,935	\$ 41,276
173	13 - 24 - 205 - 030 - 0000	\$ 18,935	\$ 41,276
174	13 - 24 - 205 - 031 - 0000	\$ 8,178	\$ 17,827
175	13 - 24 - 205 - 032 - 0000	\$ 8,178	\$ 17,827
176	13 - 24 - 205 - 034 - 0000	\$ 92,400	\$ 201,423 *
177	13 - 24 - 205 - 035 - 0000	\$ 6,262	\$ 13,651
178	13 - 24 - 207 - 014 - 0000	\$ 1,352,000	\$ 2,947,225
179	13 - 24 - 207 - 018 - 0000	\$ 463,601	\$ 1,010,604
180	13 - 24 - 207 - 019 - 0000	\$ 2,116,541	\$ 4,613,848
181	13 - 24 - 209 - 023 - 0000	\$ 25,548	\$ 55,692
182	13 - 24 - 209 - 024 - 0000	\$ 26,228	\$ 57,174
183	13 - 24 - 209 - 025 - 0000	\$ 26,228	\$ 57,174
184	13 - 24 - 209 - 026 - 0000	\$ 26,228	\$ 57,174
185	13 - 24 - 209 - 027 - 0000	\$ 26,228	\$ 57,174
186	13 - 24 - 209 - 028 - 0000	\$ 23,806	\$ 51,895
187	13 - 24 - 209 - 029 - 0000	\$ 29,593	\$ 64,510 *
188	13 - 24 - 209 - 030 - 0000	\$ 30,630	\$ 66,770
189	13 - 24 - 209 - 031 - 0000	\$ 30,630	\$ 66,770
190	13 - 24 - 209 - 032 - 0000	\$ 9,596	\$ 20,918
191	13 - 24 - 209 - 033 - 0000	\$ 10,434	\$ 22,745
192	13 - 24 - 209 - 034 - 0000	\$ 9,181	\$ 20,014
193	13 - 24 - 209 - 035 - 0000	\$ 18,445	\$ 40,208
194	13 - 24 - 209 - 036 - 0000	\$ 73,654	\$ 160,558
195	13 - 24 - 209 - 037 - 0000	\$ 27,385	\$ 59,697
196	13 - 24 - 209 - 038 - 0000	\$ 9,221	\$ 20,101
197	13 - 24 - 209 - 039 - 0000	\$ 61,753	\$ 134,615
198	13 - 24 - 209 - 040 - 0000	\$ 95,154	\$ 207,426
199	13 - 24 - 210 - 004 - 0000	\$ -	\$ -
200	13 - 24 - 210 - 007 - 0000	\$ 680,199	\$ 1,482,766
201	13 - 24 - 401 - 001 - 0000	\$ -	\$ -
202	13 - 24 - 401 - 003 - 0000	\$ -	\$ -
203	13 - 24 - 402 - 005 - 0000	\$ 420,838	\$ 917,385
204	13 - 24 - 402 - 006 - 0000	\$ 842,830	\$ 1,837,285
205	13 - 24 - 402 - 013 - 0000	\$ -	\$ -
206	13 - 24 - 402 - 014 - 0000	\$ -	\$ -
207	13 - 24 - 402 - 016 - 0000	\$ -	\$ -
208	13 - 24 - 402 - 017 - 0000	\$ 19,027	\$ 41,477
209	13 - 24 - 402 - 018 - 0000	\$ 53,306	\$ 116,202
210	13 - 24 - 402 - 022 - 0000	\$ 559,694	\$ 1,220,077

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
211	13 - 24 - 402 - 025 - 0000	\$ 424,428	\$ 925,211
212	13 - 24 - 402 - 026 - 0000	\$ 229,501	\$ 500,289
213	13 - 24 - 402 - 027 - 0000	\$ 164,245	\$ 358,038
214	13 - 24 - 403 - 001 - 0000	\$ -	\$ -
215	14 - 18 - 300 - 002 - 0000	\$ 37,904	\$ 82,627
216	14 - 18 - 300 - 003 - 0000	\$ 30,417	\$ 66,306 *
217	14 - 18 - 300 - 004 - 0000	\$ 19,459	\$ 42,419 *
218	14 - 18 - 300 - 005 - 0000	\$ 41,028	\$ 89,437
219	14 - 18 - 300 - 006 - 0000	\$ 38,534	\$ 84,000 *
220	14 - 18 - 300 - 007 - 0000	\$ 18,313	\$ 39,921 *
221	14 - 18 - 300 - 008 - 0000	\$ 29,667	\$ 64,671 *
222	14 - 18 - 300 - 009 - 0000	\$ 14,114	\$ 30,767
223	14 - 18 - 300 - 010 - 0000	\$ 36,025	\$ 78,531 *
224	14 - 18 - 300 - 011 - 0000	\$ 36,191	\$ 78,893 *
225	14 - 18 - 300 - 012 - 0000	\$ 21,534	\$ 46,942
226	14 - 18 - 300 - 013 - 0000	\$ 48,047	\$ 104,738
227	14 - 18 - 300 - 014 - 0000	\$ 12,726	\$ 27,741 *
228	14 - 18 - 300 - 015 - 0000	\$ 11,000	\$ 23,979 *
229	14 - 18 - 300 - 016 - 0000	\$ 13,935	\$ 30,377 *
230	14 - 18 - 300 - 017 - 0000	\$ 22,475	\$ 48,993 *
231	14 - 18 - 300 - 018 - 0000	\$ 18,494	\$ 40,315 *
232	14 - 18 - 300 - 019 - 0000	\$ 53,411	\$ 116,431 *
233	14 - 18 - 300 - 041 - 0000	\$ 62,797	\$ 136,891
234	14 - 18 - 300 - 042 - 0000	\$ 17,629	\$ 38,429
235	14 - 18 - 309 - 001 - 0000	\$ 76,447	\$ 166,647
236	14 - 18 - 309 - 002 - 0000	\$ 51,796	\$ 112,910
237	14 - 18 - 309 - 003 - 0000	\$ 61,180	\$ 133,366
238	14 - 18 - 309 - 004 - 0000	\$ 18,093	\$ 39,441 *
239	14 - 18 - 309 - 005 - 0000	\$ 14,027	\$ 30,577 *
240	14 - 18 - 309 - 006 - 0000	\$ 49,056	\$ 106,937
241	14 - 18 - 309 - 007 - 0000	\$ 49,056	\$ 106,937
242	14 - 18 - 309 - 008 - 0000	\$ 13,429	\$ 29,274 *
243	14 - 18 - 309 - 009 - 0000	\$ 11,288	\$ 24,607
244	14 - 18 - 309 - 070 - 0000	\$ 73,808	\$ 160,894
245	14 - 18 - 309 - 071 - 0000	\$ 108,887	\$ 237,363
246	14 - 18 - 309 - 072 - 0000	\$ 73,873	\$ 161,036
247	14 - 18 - 309 - 073 - 0000	\$ 18,037	\$ 39,319
248	14 - 18 - 315 - 001 - 0000	\$ 29,706	\$ 64,756 *
249	14 - 18 - 315 - 002 - 0000	\$ 14,301	\$ 31,175
250	14 - 18 - 315 - 003 - 0000	\$ 16,137	\$ 35,177 *
251	14 - 18 - 315 - 004 - 0000	\$ 30,898	\$ 67,355
252	14 - 18 - 315 - 005 - 0000	\$ 18,613	\$ 40,574 *

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)	*
253	14 - 18 - 315 - 006 - 0000	\$ 16,667	\$ 36,332	*
254	14 - 18 - 315 - 007 - 0000	\$ 13,905	\$ 30,312	*
255	14 - 18 - 315 - 008 - 0000	\$ 17,016	\$ 37,093	*
256	14 - 18 - 315 - 009 - 0000	\$ 11,819	\$ 25,764	*
257	14 - 18 - 315 - 010 - 0000	\$ 34,869	\$ 76,011	*
258	14 - 18 - 315 - 011 - 0000	\$ 31,951	\$ 69,650	*
259	14 - 18 - 315 - 012 - 0000	\$ 30,475	\$ 66,432	*
260	14 - 18 - 315 - 013 - 0000	\$ 15,675	\$ 34,170	*
261	14 - 18 - 315 - 014 - 0000	\$ 15,511	\$ 33,812	*
262	14 - 18 - 315 - 015 - 0000	\$ 16,606	\$ 36,199	*
263	14 - 18 - 315 - 016 - 0000	\$ 13,965	\$ 30,442	*
264	14 - 18 - 315 - 017 - 0000	\$ 14,380	\$ 31,347	*
265	14 - 18 - 315 - 018 - 0000	\$ 14,962	\$ 32,616	*
266	14 - 18 - 315 - 019 - 0000	\$ 12,695	\$ 27,674	*
267	14 - 18 - 315 - 020 - 0000	\$ 15,195	\$ 33,124	*
268	14 - 18 - 315 - 021 - 0000	\$ 15,037	\$ 32,779	*
269	14 - 18 - 315 - 022 - 0000	\$ 14,482	\$ 31,569	*
270	14 - 18 - 315 - 023 - 0000	\$ 3,445	\$ 7,510	*
271	14 - 18 - 315 - 024 - 0000	\$ 59,303	\$ 129,275	*
272	14 - 18 - 321 - 054 - 0000	\$ 84,025	\$ 183,166	*
273	14 - 18 - 321 - 055 - 0000	\$ 34,107	\$ 74,350	*
274	14 - 18 - 321 - 056 - 0000	\$ 12,395	\$ 27,020	*
275	14 - 18 - 321 - 057 - 0000	\$ 129,916	\$ 283,204	*
276	14 - 18 - 321 - 058 - 0000	\$ 112,004	\$ 244,158	*
277	14 - 18 - 322 - 002 - 0000	\$ 24,817	\$ 54,099	*
278	14 - 18 - 322 - 003 - 0000	\$ 32,725	\$ 71,337	*
279	14 - 18 - 322 - 004 - 0000	\$ 41,900	\$ 91,338	*
280	14 - 18 - 322 - 005 - 0000	\$ 30,566	\$ 66,631	*
281	14 - 18 - 322 - 006 - 0000	\$ 48,786	\$ 106,349	*
282	14 - 18 - 322 - 007 - 0000	\$ 59,757	\$ 130,264	*
283	14 - 18 - 322 - 008 - 0000	\$ 105,090	\$ 229,086	*
284	14 - 18 - 323 - 003 - 0000	\$ 396,433	\$ 864,184	*
285	14 - 18 - 323 - 004 - 0000	\$ -	\$ -	*
286	14 - 18 - 323 - 005 - 0000	\$ 1,026,000	\$ 2,236,577	*
287	14 - 18 - 324 - 035 - 0000	\$ 48,900	\$ 106,597	*
288	14 - 18 - 324 - 036 - 0000	\$ 30,841	\$ 67,230	*
289	14 - 18 - 324 - 037 - 0000	\$ 9,794	\$ 21,350	*
290	14 - 18 - 324 - 038 - 0000	\$ 13,972	\$ 30,458	*
291	14 - 18 - 324 - 039 - 0000	\$ 15,987	\$ 34,850	*
292	14 - 18 - 324 - 040 - 0000	\$ 15,165	\$ 33,058	*
293	14 - 18 - 324 - 042 - 0000	\$ 17,439	\$ 38,015	*
294	14 - 18 - 324 - 043 - 0000	\$ 15,277	\$ 33,302	*

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
295	14 - 18 - 324 - 044 - 0000	\$ 32,079	\$ 69,929 *
296	14 - 18 - 324 - 047 - 1001	\$ 29,687	\$ 64,715 *
297	14 - 18 - 324 - 047 - 1002	\$ 12,499	\$ 27,247 *
298	14 - 18 - 325 - 001 - 0000	\$ -	\$ -
299	14 - 18 - 325 - 002 - 0000	\$ -	\$ -
300	14 - 18 - 325 - 003 - 0000	\$ 28,499	\$ 62,125 *
301	14 - 18 - 325 - 004 - 0000	\$ 18,162	\$ 39,591 *
302	14 - 18 - 325 - 005 - 0000	\$ 19,742	\$ 43,036 *
303	14 - 18 - 325 - 006 - 0000	\$ 45,996	\$ 100,267 *
304	14 - 18 - 325 - 007 - 0000	\$ 18,097	\$ 39,450 *
305	14 - 18 - 325 - 008 - 0000	\$ 12,941	\$ 28,210 *
306	14 - 18 - 325 - 009 - 0000	\$ 81,596	\$ 177,871 *
307	14 - 18 - 325 - 010 - 0000	\$ 12,705	\$ 27,696 *
308	14 - 18 - 325 - 011 - 0000	\$ 17,883	\$ 38,983 *
309	14 - 18 - 325 - 012 - 0000	\$ 44,338	\$ 96,652 *
310	14 - 18 - 327 - 016 - 0000	\$ 34,122	\$ 74,383 *
311	14 - 18 - 327 - 017 - 0000	\$ 65,277	\$ 142,297 *
312	14 - 18 - 327 - 018 - 0000	\$ 41,618	\$ 90,723 *
313	14 - 18 - 327 - 019 - 0000	\$ 71,994	\$ 156,940 *
314	14 - 18 - 327 - 020 - 0000	\$ 93,291	\$ 203,365 *
315	14 - 18 - 327 - 021 - 0000	\$ 36,661	\$ 79,917 *
316	14 - 18 - 327 - 022 - 0000	\$ 38,012	\$ 82,862 *
317	14 - 18 - 327 - 023 - 0000	\$ 71,007	\$ 154,788 *
318	14 - 18 - 327 - 024 - 0000	\$ 71,108	\$ 155,008 *
319	14 - 18 - 327 - 025 - 0000	\$ 61,266	\$ 133,554 *
320	14 - 18 - 328 - 001 - 0000	\$ 437,848	\$ 954,465 *
321	14 - 18 - 328 - 002 - 0000	\$ 171,400	\$ 373,635 *
322	14 - 18 - 329 - 025 - 0000	\$ 35,529	\$ 77,450 *
323	14 - 18 - 329 - 028 - 0000	\$ 20,802	\$ 45,346 *
324	14 - 18 - 329 - 029 - 0000	\$ 19,883	\$ 43,343 *
325	14 - 18 - 329 - 030 - 0000	\$ 32,693	\$ 71,267 *
326	14 - 18 - 329 - 031 - 0000	\$ 13,268	\$ 28,923 *
327	14 - 18 - 329 - 032 - 0000	\$ 10,474	\$ 22,832 *
328	14 - 18 - 329 - 033 - 0000	\$ 15,625	\$ 34,061 *
329	14 - 18 - 329 - 034 - 0000	\$ 55,910	\$ 121,878 *
330	14 - 18 - 329 - 035 - 0000	\$ 9,894	\$ 21,568 *
331	14 - 18 - 329 - 036 - 0000	\$ 9,010	\$ 19,641 *
332	14 - 18 - 329 - 037 - 0000	\$ 99,383	\$ 216,645 *
333	14 - 18 - 329 - 038 - 0000	\$ 32,408	\$ 70,646 *
334	14 - 18 - 329 - 039 - 0000	\$ 8,986	\$ 19,589 *
335	14 - 18 - 329 - 040 - 0000	\$ 8,395	\$ 18,300 *
336	14 - 18 - 329 - 041 - 0000	\$ 27,423	\$ 59,779 *

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)	
337	14 - 18 - 329 - 042 - 0000	\$ 49,298	\$ 107,465	*
338	14 - 18 - 329 - 043 - 0000	\$ 27,541	\$ 60,037	*
339	14 - 18 - 330 - 010 - 0000	\$ 17,669	\$ 38,517	*
340	14 - 18 - 330 - 011 - 0000	\$ 4,223	\$ 9,206	
341	14 - 18 - 330 - 012 - 0000	\$ 30,747	\$ 67,025	*
342	14 - 18 - 330 - 013 - 0000	\$ 70,006	\$ 152,606	*
343	14 - 18 - 330 - 014 - 0000	\$ 39,512	\$ 86,132	*
344	14 - 18 - 330 - 015 - 0000	\$ 19,051	\$ 41,529	*
345	14 - 18 - 330 - 016 - 0000	\$ 2,975	\$ 6,485	*
346	14 - 18 - 330 - 017 - 0000	\$ 23,495	\$ 51,217	*
347	14 - 18 - 330 - 018 - 0000	\$ 22,006	\$ 47,971	*
348	14 - 18 - 330 - 019 - 0000	\$ 40,202	\$ 87,636	*
349	14 - 18 - 330 - 020 - 0000	\$ 46,070	\$ 100,428	*
350	14 - 18 - 330 - 021 - 0000	\$ 23,448	\$ 51,114	*
351	14 - 18 - 330 - 022 - 0000	\$ 12,456	\$ 27,153	
352	14 - 18 - 330 - 023 - 0000	\$ 12,456	\$ 27,153	
353	14 - 18 - 330 - 024 - 0000	\$ 10,832	\$ 23,613	
354	14 - 18 - 330 - 025 - 0000	\$ 53,164	\$ 115,892	
355	14 - 18 - 330 - 026 - 0000	\$ 56,806	\$ 123,831	
356	14 - 18 - 330 - 027 - 0000	\$ 39,971	\$ 87,133	
357	14 - 18 - 330 - 028 - 0000	\$ 42,614	\$ 92,894	
358	14 - 18 - 330 - 031 - 0000	\$ 142,578	\$ 310,806	*
359	14 - 18 - 330 - 032 - 0000	\$ 57,731	\$ 125,848	
360	14 - 18 - 330 - 033 - 0000	\$ 39,182	\$ 85,413	
361	14 - 18 - 330 - 034 - 0000	\$ 81,114	\$ 176,820	
362	14 - 18 - 330 - 035 - 0000	\$ 62,785	\$ 136,865	
363	14 - 18 - 418 - 007 - 0000	\$ 11,969	\$ 26,091	
364	14 - 18 - 418 - 008 - 0000	\$ 11,865	\$ 25,865	
365	14 - 18 - 418 - 009 - 0000	\$ -	\$ -	
366	14 - 18 - 423 - 001 - 0000	\$ 68,428	\$ 149,166	*
367	14 - 18 - 423 - 002 - 0000	\$ 19,435	\$ 42,366	*
368	14 - 18 - 423 - 003 - 0000	\$ 42,747	\$ 93,184	
369	14 - 18 - 423 - 004 - 0000	\$ 52,599	\$ 114,661	
370	14 - 18 - 423 - 020 - 0000	\$ 75,591	\$ 164,781	*
371	14 - 18 - 423 - 021 - 0000	\$ 49,179	\$ 107,205	
372	14 - 18 - 423 - 024 - 0000	\$ 55,748	\$ 121,525	*
373	14 - 18 - 423 - 025 - 0000	\$ 28,398	\$ 61,905	
374	14 - 18 - 423 - 026 - 0000	\$ 79,520	\$ 173,346	*
375	14 - 18 - 423 - 027 - 0000	\$ 32,186	\$ 70,162	
376	14 - 18 - 423 - 028 - 0000	\$ 61,170	\$ 133,344	
377	14 - 18 - 423 - 029 - 0000	\$ 50,579	\$ 110,257	
378	14 - 18 - 423 - 032 - 0000	\$ 55,678	\$ 121,372	

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
379	14 - 18 - 423 - 033 - 0000	\$ 35,483	\$ 77,349 *
380	14 - 18 - 423 - 034 - 0000	\$ 46,318	\$ 100,969
381	14 - 18 - 423 - 035 - 0000	\$ 40,262	\$ 87,767
382	14 - 18 - 423 - 036 - 0000	\$ 35,182	\$ 76,693 *
383	14 - 18 - 423 - 038 - 0000	\$ 27,899	\$ 60,817 *
384	14 - 18 - 423 - 039 - 0000	\$ 41,163	\$ 89,731
385	14 - 18 - 423 - 040 - 0000	\$ 119,250	\$ 259,953
386	14 - 18 - 423 - 042 - 0000	\$ 56,790	\$ 123,797 *
387	14 - 18 - 423 - 043 - 0000	\$ 81,760	\$ 178,229 *
388	14 - 18 - 424 - 020 - 0000	\$ 72,983	\$ 159,096
389	14 - 18 - 424 - 021 - 0000	\$ 38,513	\$ 83,954 *
390	14 - 18 - 424 - 022 - 0000	\$ 47,495	\$ 103,534 *
391	14 - 18 - 424 - 023 - 0000	\$ 61,384	\$ 133,811
392	14 - 18 - 424 - 024 - 0000	\$ 83,996	\$ 183,103
393	14 - 18 - 424 - 025 - 0000	\$ 122,574	\$ 267,199
394	14 - 18 - 424 - 027 - 0000	\$ -	\$ -
395	14 - 18 - 500 - 047 - 0000	\$ -	\$ -
396	14 - 18 - 501 - 001 - 0000	\$ -	\$ -
397	14 - 19 - 100 - 001 - 0000	\$ 108,000	\$ 235,429
398	14 - 19 - 100 - 002 - 0000	\$ 127,089	\$ 277,041 *
399	14 - 19 - 100 - 003 - 0000	\$ 50,387	\$ 109,839
400	14 - 19 - 100 - 004 - 0000	\$ 71,418	\$ 155,684
401	14 - 19 - 100 - 011 - 0000	\$ 10,466	\$ 22,815
402	14 - 19 - 100 - 012 - 0000	\$ 124,808	\$ 272,069
403	14 - 19 - 100 - 013 - 0000	\$ 59,595	\$ 129,911
404	14 - 19 - 100 - 014 - 0000	\$ 33,629	\$ 73,308
405	14 - 19 - 100 - 027 - 0000	\$ 10,745	\$ 23,423
406	14 - 19 - 100 - 028 - 0000	\$ 10,745	\$ 23,423
407	14 - 19 - 100 - 029 - 0000	\$ 15,404	\$ 33,579
408	14 - 19 - 100 - 030 - 0000	\$ 11,422	\$ 24,899
409	14 - 19 - 100 - 031 - 0000	\$ 15,085	\$ 32,884
410	14 - 19 - 100 - 032 - 0000	\$ 10,745	\$ 23,423
411	14 - 19 - 102 - 001 - 0000	\$ 57,136	\$ 124,551 *
412	14 - 19 - 102 - 002 - 0000	\$ 75,560	\$ 164,713 *
413	14 - 19 - 102 - 003 - 0000	\$ 23,215	\$ 50,606 *
414	14 - 19 - 102 - 004 - 0000	\$ 24,596	\$ 53,617 *
415	14 - 19 - 102 - 005 - 0000	\$ 25,136	\$ 54,794 *
416	14 - 19 - 102 - 006 - 0000	\$ 23,331	\$ 50,859 *
417	14 - 19 - 102 - 007 - 0000	\$ 142,911	\$ 311,532 *
418	14 - 19 - 104 - 002 - 0000	\$ 41,590	\$ 90,662 *
419	14 - 19 - 104 - 003 - 0000	\$ 34,513	\$ 75,235 *
420	14 - 19 - 104 - 004 - 0000	\$ 46,000	\$ 100,275

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)	
421	14 - 19 - 104 - 033 - 0000	\$ 42,526	\$ 92,702	*
422	14 - 19 - 104 - 034 - 0000	\$ 44,428	\$ 96,849	*
423	14 - 19 - 105 - 001 - 0000	\$ 99,211	\$ 216,270	*
424	14 - 19 - 105 - 002 - 0000	\$ 50,243	\$ 109,525	
425	14 - 19 - 105 - 003 - 0000	\$ 24,648	\$ 53,730	
426	14 - 19 - 105 - 004 - 0000	\$ 57,393	\$ 125,111	
427	14 - 19 - 105 - 005 - 0000	\$ 41,341	\$ 90,119	
428	14 - 19 - 106 - 001 - 0000	\$ 141,510	\$ 308,478	*
429	14 - 19 - 106 - 002 - 0000	\$ 25,203	\$ 54,940	*
430	14 - 19 - 106 - 003 - 0000	\$ 30,025	\$ 65,451	*
431	14 - 19 - 106 - 004 - 0000	\$ 26,646	\$ 58,086	*
432	14 - 19 - 106 - 034 - 0000	\$ 105,515	\$ 230,012	
433	14 - 19 - 107 - 001 - 0000	\$ 151,676	\$ 330,639	
434	14 - 19 - 107 - 016 - 0000	\$ 73,491	\$ 160,203	
435	14 - 19 - 107 - 017 - 0000	\$ 17,493	\$ 38,133	
436	14 - 19 - 107 - 018 - 0000	\$ 14,433	\$ 31,462	
437	14 - 19 - 107 - 022 - 0000	\$ 85,488	\$ 186,355	
438	14 - 19 - 107 - 023 - 0000	\$ 35,018	\$ 76,336	
439	14 - 19 - 107 - 024 - 0000	\$ 177,726	\$ 387,425	*
440	14 - 19 - 107 - 025 - 0000	\$ 160,579	\$ 350,046	
441	14 - 19 - 108 - 001 - 0000	\$ 29,146	\$ 63,535	
442	14 - 19 - 108 - 002 - 0000	\$ 28,955	\$ 63,119	
443	14 - 19 - 108 - 003 - 0000	\$ 11,603	\$ 25,293	
444	14 - 19 - 108 - 004 - 0000	\$ 124,354	\$ 271,079	*
445	14 - 19 - 108 - 005 - 0000	\$ 24,018	\$ 52,357	*
446	14 - 19 - 108 - 006 - 0000	\$ 25,315	\$ 55,184	*
447	14 - 19 - 108 - 007 - 0000	\$ 9,712	\$ 21,171	
448	14 - 19 - 108 - 008 - 0000	\$ 9,712	\$ 21,171	
449	14 - 19 - 108 - 009 - 0000	\$ 22,262	\$ 48,529	
450	14 - 19 - 108 - 010 - 0000	\$ 22,262	\$ 48,529	
451	14 - 19 - 108 - 011 - 0000	\$ 14,230	\$ 31,020	
452	14 - 19 - 108 - 012 - 0000	\$ 17,779	\$ 38,756	
453	14 - 19 - 108 - 013 - 0000	\$ 14,230	\$ 31,020	
454	14 - 19 - 108 - 014 - 0000	\$ 62,634	\$ 136,536	*
455	14 - 19 - 108 - 015 - 0000	\$ 51,163	\$ 111,530	*
456	14 - 19 - 108 - 038 - 0000	\$ 87,425	\$ 190,578	
457	14 - 19 - 116 - 001 - 0000	\$ 72,112	\$ 157,197	
458	14 - 19 - 116 - 002 - 0000	\$ 11,018	\$ 24,018	
459	14 - 19 - 116 - 003 - 0000	\$ 39,766	\$ 86,686	
460	14 - 19 - 116 - 004 - 0000	\$ 91,651	\$ 199,790	
461	14 - 19 - 116 - 005 - 0000	\$ 92,100	\$ 200,769	
462	14 - 19 - 116 - 006 - 0000	\$ 11,192	\$ 24,397	

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
463	14 - 19 - 116 - 007 - 0000	\$ 31,125	\$ 67,849 *
464	14 - 19 - 116 - 008 - 0000	\$ 79,242	\$ 172,740
465	14 - 19 - 116 - 009 - 0000	\$ 35,842	\$ 78,132
466	14 - 19 - 116 - 010 - 0000	\$ 18,924	\$ 41,252
467	14 - 19 - 116 - 011 - 0000	\$ 18,924	\$ 41,252
468	14 - 19 - 116 - 012 - 0000	\$ 18,924	\$ 41,252
469	14 - 19 - 116 - 013 - 0000	\$ 18,924	\$ 41,252
470	14 - 19 - 116 - 014 - 0000	\$ 29,347	\$ 63,974
471	14 - 19 - 116 - 015 - 0000	\$ 29,347	\$ 63,974
472	14 - 19 - 116 - 016 - 0000	\$ 10,031	\$ 21,867
473	14 - 19 - 116 - 017 - 0000	\$ 11,229	\$ 24,478
474	14 - 19 - 124 - 001 - 0000	\$ 11,997	\$ 26,152
475	14 - 19 - 124 - 002 - 0000	\$ 42,703	\$ 93,088 *
476	14 - 19 - 124 - 003 - 0000	\$ 10,603	\$ 23,113
477	14 - 19 - 124 - 004 - 0000	\$ 23,133	\$ 50,428
478	14 - 19 - 124 - 005 - 0000	\$ 10,603	\$ 23,113
479	14 - 19 - 124 - 006 - 0000	\$ 42,148	\$ 91,878 *
480	14 - 19 - 124 - 007 - 0000	\$ 12,286	\$ 26,782
481	14 - 19 - 124 - 008 - 0000	\$ 28,299	\$ 61,689
482	14 - 19 - 124 - 009 - 0000	\$ 11,249	\$ 24,522
483	14 - 19 - 124 - 010 - 0000	\$ 11,153	\$ 24,312
484	14 - 19 - 124 - 011 - 0000	\$ 28,662	\$ 62,480
485	14 - 19 - 124 - 012 - 0000	\$ 84,436	\$ 184,062
486	14 - 19 - 124 - 027 - 0000	\$ 130,590	\$ 284,673
487	14 - 19 - 200 - 001 - 0000	\$ 572,568	\$ 1,248,141
488	14 - 19 - 200 - 002 - 0000	\$ 28,868	\$ 62,929
489	14 - 19 - 200 - 003 - 0000	\$ 27,126	\$ 59,132 *
490	14 - 19 - 200 - 004 - 0000	\$ 54,335	\$ 118,445 *
491	14 - 19 - 200 - 005 - 0000	\$ 89,318	\$ 194,704
492	14 - 19 - 200 - 006 - 0000	\$ 9,535	\$ 20,785
493	14 - 19 - 200 - 007 - 0000	\$ 34,015	\$ 74,149
494	14 - 19 - 200 - 008 - 0000	\$ 46,200	\$ 100,711 *
495	14 - 19 - 200 - 009 - 0000	\$ 25,205	\$ 54,944 *
496	14 - 19 - 200 - 010 - 0000	\$ 29,695	\$ 64,732 *
497	14 - 19 - 200 - 011 - 0000	\$ 23,614	\$ 51,476 *
498	14 - 19 - 200 - 012 - 0000	\$ 28,332	\$ 61,761
499	14 - 19 - 200 - 013 - 0000	\$ 21,035	\$ 45,854
500	14 - 19 - 200 - 014 - 0000	\$ 88,772	\$ 193,514 *
501	14 - 19 - 200 - 015 - 0000	\$ 36,166	\$ 78,838 *
502	14 - 19 - 200 - 016 - 0000	\$ 22,280	\$ 48,568 *
503	14 - 19 - 200 - 017 - 0000	\$ 44,498	\$ 97,001 *
504	14 - 19 - 200 - 018 - 0000	\$ 26,029	\$ 56,741 *

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
505	14 - 19 - 201 - 001 - 0000	\$ 63,944	\$ 139,392
506	14 - 19 - 201 - 002 - 0000	\$ 34,288	\$ 74,744 *
507	14 - 19 - 201 - 003 - 0000	\$ 22,701	\$ 49,486
508	14 - 19 - 201 - 004 - 0000	\$ 34,696	\$ 75,634
509	14 - 19 - 201 - 008 - 0000	\$ 41,663	\$ 90,821
510	14 - 19 - 201 - 023 - 0000	\$ 45,883	\$ 100,020
511	14 - 19 - 201 - 024 - 0000	\$ 30,213	\$ 65,861
512	14 - 19 - 201 - 025 - 0000	\$ 25,370	\$ 55,304
513	14 - 19 - 201 - 031 - 0000	\$ 102,859	\$ 224,222
514	14 - 19 - 201 - 032 - 0000	\$ 98,370	\$ 214,437
515	14 - 19 - 202 - 001 - 0000	\$ 81,817	\$ 178,353 *
516	14 - 19 - 202 - 002 - 0000	\$ 92,075	\$ 200,714 *
517	14 - 19 - 202 - 003 - 0000	\$ 25,532	\$ 55,657
518	14 - 19 - 202 - 004 - 0000	\$ 32,855	\$ 71,621 *
519	14 - 19 - 202 - 005 - 0000	\$ 83,999	\$ 183,109
520	14 - 19 - 202 - 006 - 0000	\$ 38,123	\$ 83,104
521	14 - 19 - 202 - 007 - 0000	\$ 128,366	\$ 279,825
522	14 - 19 - 202 - 008 - 0000	\$ 31,795	\$ 69,310
523	14 - 19 - 202 - 009 - 0000	\$ 94,685	\$ 206,404 *
524	14 - 19 - 202 - 010 - 0000	\$ 30,870	\$ 67,294
525	14 - 19 - 202 - 011 - 0000	\$ 78,875	\$ 171,940
526	14 - 19 - 202 - 012 - 0000	\$ 107,699	\$ 234,773
527	14 - 19 - 300 - 001 - 0000	\$ 132,998	\$ 289,922
528	14 - 19 - 300 - 002 - 0000	\$ 11,453	\$ 24,966
529	14 - 19 - 300 - 003 - 0000	\$ 22,459	\$ 48,958
530	14 - 19 - 300 - 004 - 0000	\$ 35,117	\$ 76,552
531	14 - 19 - 300 - 005 - 0000	\$ 228,423	\$ 497,939
532	14 - 19 - 300 - 006 - 0000	\$ 23,010	\$ 50,159
533	14 - 19 - 300 - 007 - 0000	\$ 24,135	\$ 52,612
534	14 - 19 - 300 - 008 - 0000	\$ 22,120	\$ 48,219
535	14 - 19 - 300 - 009 - 0000	\$ 22,120	\$ 48,219
536	14 - 19 - 300 - 010 - 0000	\$ 21,870	\$ 47,674
537	14 - 19 - 300 - 011 - 0000	\$ 36,721	\$ 80,048
538	14 - 19 - 300 - 012 - 0000	\$ 35,941	\$ 78,348
539	14 - 19 - 300 - 013 - 0000	\$ 35,393	\$ 77,153
540	14 - 19 - 308 - 001 - 0000	\$ 51,646	\$ 112,583
541	14 - 19 - 308 - 002 - 0000	\$ 44,146	\$ 96,234
542	14 - 19 - 308 - 003 - 0000	\$ 38,785	\$ 84,547
543	14 - 19 - 308 - 004 - 0000	\$ 19,365	\$ 42,214 *
544	14 - 19 - 308 - 005 - 0000	\$ 40,630	\$ 88,569
545	14 - 19 - 308 - 032 - 0000	\$ 49,442	\$ 107,779
546	14 - 19 - 308 - 033 - 0000	\$ 24,399	\$ 53,187

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
547	14 - 19 - 308 - 034 - 0000	\$ 7,463	\$ 16,269
548	14 - 19 - 308 - 042 - 0000	\$ 4,030	\$ 8,785
549	14 - 19 - 308 - 043 - 0000	\$ 4,149	\$ 9,044
550	14 - 19 - 308 - 044 - 0000	\$ 40,572	\$ 88,443
551	14 - 19 - 308 - 045 - 0000	\$ 15,699	\$ 34,222
552	14 - 19 - 308 - 046 - 0000	\$ -	\$ -
553	14 - 19 - 308 - 047 - 0000	\$ 291,774	\$ 636,038
554	14 - 19 - 316 - 010 - 0000	\$ 3,431	\$ 7,479
555	14 - 19 - 316 - 011 - 0000	\$ 25,142	\$ 54,807 *
556	14 - 19 - 316 - 016 - 0000	\$ 5,331	\$ 11,621
557	14 - 19 - 316 - 017 - 0000	\$ 5,331	\$ 11,621
558	14 - 19 - 316 - 018 - 0000	\$ 5,331	\$ 11,621
559	14 - 19 - 316 - 019 - 0000	\$ 5,473	\$ 11,931
560	14 - 19 - 316 - 020 - 0000	\$ 5,331	\$ 11,621
561	14 - 19 - 316 - 021 - 0000	\$ 5,331	\$ 11,621
562	14 - 19 - 316 - 022 - 0000	\$ 5,331	\$ 11,621
563	14 - 19 - 316 - 023 - 0000	\$ 20,904	\$ 45,569 *
564	14 - 19 - 316 - 024 - 0000	\$ 3,375	\$ 7,357
565	14 - 19 - 316 - 025 - 0000	\$ 12,025	\$ 26,213
566	14 - 19 - 316 - 043 - 0000	\$ 76,917	\$ 167,671
567	14 - 19 - 316 - 044 - 0000	\$ 48,182	\$ 105,032
568	14 - 19 - 316 - 045 - 0000	\$ 10,330	\$ 22,518
569	14 - 19 - 324 - 001 - 0000	\$ 27,714	\$ 60,414 *
570	14 - 19 - 324 - 002 - 0000	\$ 44,412	\$ 96,814
571	14 - 19 - 324 - 003 - 0000	\$ 46,031	\$ 100,343 *
572	14 - 19 - 324 - 004 - 0000	\$ 2,516	\$ 5,485
573	14 - 19 - 324 - 005 - 0000	\$ 2,759	\$ 6,014
574	14 - 19 - 324 - 006 - 0000	\$ 37,092	\$ 80,857 *
575	14 - 19 - 324 - 007 - 0000	\$ 24,513	\$ 53,436
576	14 - 19 - 324 - 008 - 0000	\$ 34,387	\$ 74,960
577	14 - 19 - 324 - 009 - 0000	\$ 34,387	\$ 74,960
578	14 - 19 - 324 - 010 - 0000	\$ 24,712	\$ 53,870
579	14 - 19 - 328 - 031 - 0000	\$ 122,398	\$ 266,815
580	14 - 19 - 328 - 035 - 0000	\$ 142,766	\$ 311,216
581	14 - 19 - 328 - 036 - 0000	\$ 53,959	\$ 117,625
582	14 - 19 - 500 - 001 - 0000	\$ -	\$ -
583	14 - 19 - 500 - 002 - 0000	\$ -	\$ -
584	14 - 19 - 501 - 001 - 0000	\$ -	\$ -
Total		\$ 32,644,347	\$71,161,412

* Indicates parcels that may be impacted by the Housing Impact and Related Matters sub-section of Section 4 of this report.
1998 Equalization Factor 2.1799